## MANATEE COUNTY LEGAL NOTICES

--- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002416 IN RE: ESTATE OF SANDRA I. MCCRAY Deceased.

The administration of the estate of  $SANDRA\ I.\ MCCRAY, deceased, whose$ date of death was September 11, 2024. is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

All creditors of the decedent and other 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 November 8, 2024.

#### Personal Representative: Brian McCray 16 Hamiltonian Drive

Red Bank, New Jersey 07701 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney

Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com November 8, 15, 2024 24-01684M

#### FIRST INSERTION

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

File No. 2024 CP 002400 AX Division PROBATE IN RE: ESTATE OF RAYMOND RIZZO 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 RAYMOND RIZZO, deceased, File Number 2024CP 002400 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was August 9, 2024; that the total value of the estate is \$20,550,00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address TERESA R. RIZZO 13904 Shadow Tree Lane Tampa, FL 33618 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The personal representative has no 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.

The date of first publication of this

# Notice is November 8, 2024. Person Giving Notice: TERESA R. RIZZO

13904 Shadow Tree Lane Tampa, FL 33618 Attorney for Person Giving Notice FEDERICO MOJICA, ESQUIRE Attorney for Petitioner Florida Bar Number: 0124187 LAW OFFICE OF ANNETTE Z.P. ROSS, PL 871 Venetia Bay Blvd., Ste. 300B Venice, FL 34285 Telephone: (941) 480-1948 Fax: (941) 480-9277  $\hbox{E-Mail: federico@arosslawfirm.com}$ Secondary E-Mail: shawn@arosslawfirm.com November 8, 15, 2024 24-01688M

FIRST INSERTION

COLONIAL MANOR MHC HOLDINGS, LLC

900 9TH AVENUE EAST

PALMETTO, FL 34221

AMENDED NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY

(Due to Scrivener's Error on Date of Sale)

(WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

When you vacated the premises at 900 9th Avenue East; Lot #142, Palmetto, FL

1978 PARKER TRAILER SALES INC MAUVE UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE NO. #0015934025; VIN NO.

#5579A; TITLE NO. #0015934024; VIN NO. #5579B and UNIDENTIFIED

You may claim this property at: 900 9th AVENUE EAST, PALMETTO, FL 34221

Unless you pay the reasonable costs of storage and advertising, if any, for all the

above described property and take possession of the property which you claim, not

later than November 22, 2024 at 11:00 a.m., this property may be disposed of

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale

after notice of the sale has been given by this publication. You have the right to bid

on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the

county. You may claim the remaining money at any time within 1 year after the

DATE: November 6, 2024 COLONIAL MANOR MHC HOLDINGS, LLC

PATRICIA A. EVERINGHAM, LISA EVERINGHAM

900 9th Avenue East; Lot #142

 $\underline{CMRR\#:9589\text{-}0710\text{-}5270\text{-}0136\text{-}5693\text{-}00}$ 

Palmetto, Florida 34221

34221, the following personal property remained:

PERSONAL PROPERTY WITHIN IT

pursuant to Florida Statutes §715.109.

and ANY UNKNOWN PARTY(s) IN POSSESSION AT:

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001959 **Division Probate** IN RE: ESTATE OF JOHN C. WISSMATH

**Deceased.**The administration of the estate of JOHN C. WISSMATH, deceased, whose date of death was January 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are

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

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

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

A 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 Uniform Disposition of Community Property Rights at Death Act as described in §§732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211.

The date of first publication of this notice is November 8, 2024.

#### Personal Representative: MELISSA LEEDOM 4750 State Road 64 East Bradenton, FL 34208

Attorney for Personal Representative MELISSA LEEDOM: Lori M. Dorman, Esq. DORMAN LAW, P.A. Florida Bar No. 075401 Email address: lori@dormanlawpa.com Email address: dormanlawpa@gmail.com 410 43rd Street W, Suite N Bradenton FL 34209 Tel: (941) 375-3565 November 8, 15, 2024 24-01685M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002228-AX

IN RE: ESTATE OF JOEL FRANCIS SPARHAWK, Deceased.

The administration of the Estate of JOEL FRANCIS SPARHAWK, deceased, whose date of death was August 5, 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 AF-TER 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The Personal Representative 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 Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under

s. 732.2211.Section 13.

The date of first publication of this notice is: November 8, 2024.

## JEFFREY SPARHAWK

**Personal Representative** 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email:

jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com November 8, 15, 2024 24-01695M

## FIRST INSERTION

#### PALM BAY MHC HOLDINGS, LLC 715 10TH STREET EAST PALMETTO, FL 34221

## AMENDED NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Amended Due to Scrivener's Error on Date of Sale) (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

JODI LEA NELLIS AND ANY UNKNOWN PARTY(S) IN POSSESSION 751 10th Street East; Lot #22 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5692-87

> JODI LEA NELLIS (registered owner) 19 Quince Ave Bradenton, FL 34207 CMRR#: 9589-0710-5270-0136-5692-94

When you vacated the premises 751 10th Street East; Lot #22, Palmetto, FL 34221, the following personal property remained:

1985 FRANK HRUBETZ & CO INC./ FRANKLIN MAUVE UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE NO. #0041295018; VIN NO. #10FBA02S0F1015619; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 751 10th STREET EAST, PALMETTO, FL 34221

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than November 22, 2024 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.

DATE: November 6, 2024 PALM BAY MHC HOLDINGS, LLC KATHY HOFF, PARK MANAGER 715 10th Street East Palmetto, FL 34221 (941) 722-7048

#### --- PUBLIC SALES ---

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/22/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 BAYW HS BF41161U & BF41161X Last Tenants: CHRISTOPHER RODRIGUEZ, LOURDES GERENA RIVERA AKA LOURDES GERENA AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. November 8, 15, 2024

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/22/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1975 MANAT HS 0652682451A

& 0652682451B . La LAZARO MONTES, AUGUSTINA, AIKEN Last Tenants: ERIKA XAVIER MONTES AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs . to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. November 8, 15, 2024 24-01706M

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/22/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 PRKW HS 4683A &~4683B . Last Tenants: JOHN OWEN AND SHIRLEY DAVIS and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.

November 8, 15, 2024 24-01707M

#### 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 City Luxe Property & Community Association Management located at 1023 Manatee Ave W ste 409 in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 31st day of October, 2024.

City Luxe Realty LLC

November 8, 2024

24-01680M

## FIRST INSERTION

# NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO

SECTION 865.09,
FLORIDASTATUTES

NOTICE IS HEREBY GIVEN that Derek A. Reams / DEREK A. REAMS, PLLC will engage in business under the fictitious name Q LAW INJURY ATTORNEYS, with a physical address 607 7TH STREET EAST BRADENTON, FL 34208, with a mailing address 607 7TH STREET EAST BRADENTON, FL 34208, and lready registered the name mentioned above with the Florida Department of State, Division of Corporations. 24-01693M

November 8, 2024

#### FIRST INSERTION

## NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDASTATUTES

NOTICE IS HEREBY GIVEN that Derek A. Reams / DEREK A. REAMS, PLLC will engage in business under the fictitious name Q LAW ATTORNEYS, with a physical address  $607~7 {\rm Th}$  St E Bradenton, FL 34208, with a mailing address  $607~7 {\rm Th}$  St E Bradenton, FL 34208, and lready registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 8, 2024

## FIRST INSERTION

## NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDASTATUTES NOTICE IS HEREBY GIVEN that Derek A. Reams / DEREK A. REAMS, PLLC

will engage in business under the fictitious name Q LAW INJURY, with a physical address 607 7TH ST E BRADENTON, FL 34208, with a mailing address 607 7TH ST E BRADENTON, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

November 8, 2024 24-01694M

## FIRST INSERTION

## Notice of Self Storage Sale

Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 11/25/2024 at 12:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Maxwell Driscoll unit #H10803; Tnyis Becker unit #V10209; Kimberly Maritnez unit #V10801; Tiara Baity unit #V10936. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

November 8, 15, 2024

24-01692M

#### FIRST INSERTION PUBLIC NOTICE

Erie 69th Legal Notice

Anthemnet, Inc., is proposing a 165' Monopine- type telecommunications tower within a 2.500 so 8005 Frie Road in Florida 34219, coordinates N27-34-17.6, W82-28-26.7. An application has been filed with the FAA to determine aviation safety and any anticipated lighting. Anthemnet's Federal Communications Commission ASR 854 File Number is A1301965, which you can view at http://www.fcc.gov/asr/applications. Anthemnet seeks comments from all interested persons on the potential environmental impact or concerns of the  $\,$ tower: visit the FCC website to learn how to file a comment at http://www.fcc.gov/ asr/environmentalrequest. The FCC strongly encourages requests to be filed online; however, you may send a written request to: FCC Requests for Environmental Review, Attn: Ramon Williams, 445 12th Street SW, Washington, DC 20554. Comments will be due no later than 12/09/2024.

## FIRST INSERTION

## PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 882108 from Real Vet Lakewood Ranch LLC, located in Bradenton, FL containing Parcel ID# 576402159. Application received October 31, 2023. Proposed activity: The project consists of one (1) building totaling 8,708 SF of commercial mixed-use. The commercial uses consist of animal grooming and boarding and animal hospital. The proposed project shall include all appropriate site infrastructure improvements, including but not limited to, parking, utility connections, and stormwater management. Project name: Real Vet Development. Project size: 4.75 Acres. Location: Section(s) 03, Township 35, Range 19, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637-6759. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulatory Support Bureau, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

24-01681M

November 8, 15, 2024

county receives the money.

TO:

CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221

(941) 722-3191 24-01710M

November 8, 15, 2024

24-01711M

## --- ESTATE ---

below

MANATEE COUNTY

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2024CP2478 IN RE: ESTATE OF CLARICE S. BROOKS

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: November 8, 2024.

## Personal Representative: KAREN PAVKOVICH

511213th Ave Dr $\mathrm{W}$ Bradenton, FL 34205 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 November 8, 15, 2024

24-01701M

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-2513

## **Division Probate** IN RE: ESTATE OF TIMOTHY OWEN BRADLEY Deceased.

The administration of the estate of Timothy Owen Bradley, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 November 8, 2024.

### Personal Representative: Ann Bradley 5705 39th Street Circle East

Bradenton, Florida 34203 Attorney for Personal Representative: Logan Elliott, Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West, Suite 15A Bradenton, Florida 34209 Telephone: (941) 792-0173 Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com November 8, 15, 2024 24-01689M FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA UNC #: 412024CP001223CPAXMA Ref. #: 2024CP001223AX IN RE: The Estate of Kenneth R. Norman

Deceased. The administration of the estate of Kenneth R. Norman. deceased, whose date of death was February 2, 2024, and whose social security number is xxx-xx-8926 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 November 8, 2024.

## Personal Representative: KENNETH R. NORMAN, JR.

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 November 8, 15, 2024 24-01686M FIRST INSERTION

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

File No. 2024CP2265 IN RE: ESTATE OF DAVID P. TINDALL Deceased

The administration of the Estate of DA-VID P. TINDALL, deceased, File No. 2024-CP-2265 is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attornev are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: November 8, 2024.

## Personal Representative: MILEY JEANETTE COPELAND TINDALL

7104 56th Terr E Palmetto, FL 34221 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 November 8, 15, 2024 24-01700M FIRST INSERTION

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

PROBATE DIVISION File No. 2024 CP 002296 AX IN RE: ESTATE OF HENDRIKJE J. HEIDE,

Deceased The administration of the estate of HENDRIKJE J. HEIDE, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth

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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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 November 8, 2024.

#### Personal Representative: Sonja H. Helmer 2906 33rd Ave SE Ruskin, FL 33570

Attorney for Personal Representative: RICHARD D. SABA Florida Bar No. 0175810 Richard D. Saba, P.A. 2033 Main Street, Suite 400 Sarasota, FL 34237 PH: (941) 952-0990 / e/mail:rsaba@rsabalaw.com November 8, 15, 2024 24-01703M

#### FIRST INSERTION

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

CASE NO: 2024 CP 2419 IN RE: THE ESTATE OF: MARY I. McKEOWN Deceased.

The administration of the estate of MARY I. McKEOWN, deceased, whose date of death was May 30, 2024, and whose Social Security Number is xxxxx-3366, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against the 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 FOREV-ER BARRED.

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

The date of the first publication of this Notice is 11/08/24.

#### Personal Representative LESLIE WALKER c/o Richard Barton Ray, Registered Agent

6108 26th Street West, Suite 2 Bradenton, Florida 34207 Attorney for Personal Representative s/ Richard Barton Ray RICHARD BARTON RAY, Esquire 6108 26th Street West, Suite 2 Bradenton, Florida 34207 (941)755-3731 Florida Bar No: 0717381 24-01708M November 8, 15, 2024

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP1649 Division PROBATE IN RE: ESTATE OF PATRICIA A. RICHARDS,

Deceased. The administration of the estate of Patricia A. Richards, deceased, whose date of death was July 6th, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITH-IN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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 November 8, 2024.

## Sherry A. Feldpausch-Kortman

P.O. Address: 8615 South Shore Point Clarkston, MI 43843 Personal Representative ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD SUITE 201 SARASOTA, FL 34237 Telephone: (941) 365-4950

Florida Bar No. 0611999 November 8, 15, 2024 24-01698M

## FIRST INSERTION

#### NOTICE TO CREDITORS (Testate)

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

PROBATE DIVISION CASE NO: 2021CP000625AX IN RE: THE ESTATE OF: Linda L. Massimo

Deceased. The administration of the Estate of Linda L. Massimo, deceased, whose date of death was December 5th, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, as file Number: 2021CP000625AX the address of which is: Manatee County Courthouse, P.O. Box 25400, Bradenton. Florida 34206. The names and addresses of the personal representative's attorney are set forth below. The Fiduciary lawyer-client privilege in s. 90.5021 FLA. STAT. applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The Date of first publication of this notice is: November 8, 2024.

Personal Representative: ChrisAnn Allen

1119 Mallorca Drive Bradenton, FL 34209 Attorney for Personal Representative: David Paul Montgomery, Esquire Florida Bar Number: 0230634 6312 - 4th Avenue NW Bradenton, Florida 34209 Voice: (941) 400-9041 E-Mail: MontgomeryLaw@aol.com November 8, 15, 2024 24-01690M

## FIRST INSERTION

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

PROBATE DIVISION File No.: 24-CP-002471 IN RE: ESTATE OF CAROLYN A. WILLIS, Deceased.

The administration of the estate of Carolyn A. Willis, deceased, whose date of death was April 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 de-mands 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 PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE

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

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

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

The date of first publication of this notice is November 8, 2024.

Personal Representative: Tracy Sanders P.O. Box 173326 Tampa, FL 33672

Attorney for Personal Representative: Jeffrey P. Coleman, Esquire Florida Bar Number: 503614 COLEMAN LAW FIRM 581 South Duncan Avenue Clearwater, FL 33756 Tel.: (727) 461-7474: Fax: (727) 461-7476 E-Mail: jeff@colemanlaw.com Secondary E-Mail: emily@colemanlaw.com; joanne@colemanlaw.com November 8, 15, 2024 24-01697M

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION DIVISION: D.L. Moreland CASE NO: 2024CP001678 IN RE: ESTATE OF CAROLINA ZAVALA ANDERSON,

Deceased. The administration of the estate of CAROLINA ZAVALA ANDERSON, Deceased, whose date of death was June 27, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue, West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney

are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLI-CATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 No-

vember 8, 2024. Personal Representative:

Andrea Carroll 23 Anthony Court Amityville, NY 11705

Counsel for Personal Representative: LAURENCE M. KRUTCHIK, ESQ. Florida Bar No. 69449 LMK LEGAL 7450 SW 172nd Street Palmetto Bay, FL 33157 Phone: 305-537-6866 Fax: 305-433-2334 Email: LMK@LMKLEGAL.COM November 8, 15, 2024 24-01696M

## FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2024-CP-001846 **Division Probate Division** IN RE: ESTATE OF CAROL B. TWIDDY a/k/a CAROL BEAVEN TWIDDY 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 CAROL B. TWIDDY a/k/a CAROL BEAVEN TWIDDY, deceased, File Number 2024-CP-001846, 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 March 22, 2024; that the total value of the estate is \$8,067.31 and that the names and addresses of those to whom it has been assigned by such

Address JAMES M. CAPEN 25808 Sunrise Lane Golden, Colorado 80401

order are:

JENNIFER E. CAPEN 94 Green Street, Apt. 1 Augusta, Maine 04330 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is November 8, 2024.

**Persons Giving Notice:** JENNIFER E CAPEN JAMES M. CAPEN 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: alepper@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 November 8, 15, 2024 24-01704M

## --- PUBLIC SALES ---

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/22/2024 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 2008 TLIN TV 5CH200R3481152642 . Last Tenants: ANDREW MICHAEL LANG and all unknown parties beneficiaries heirs . Sale to be at NHC-FL 117 LLC DBA ELLENTON GARDENS, 7310 US-301 N, ELLENTON, FL 34222. 813-241-8269. November 8, 15, 2024



FLORIDA

CASE NO.

TRUSTEE OF THE DORIS L.

LONG TRUST, DATED JULY

2014; UNKNOWN HEIRS OF DORIS L LONG; UNITED STATES

OF AMERICA ON BEHALF OF

SECRETARY OF HOUSING AND URBAN DEVELOPMENT

BUTTERFIELD, SR.; CHARLES JERALD BUTTERFIELD,

BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG;

NOTICE IS HEREBY GIVEN pursuant

to an Order on Plaintiff's Motion to Cancel the September 25, 2024

Foreclosure Sale and Rescheduling Foreclosure Sale dated September

13, 2024, and entered in Case No.

412023CA000468CAAXMA, of the

Circuit Court of the Twelfth Judicial

Circuit in and for MANATEE County,

Florida. CARRINGTON MORTGAGE

SERVICES. LLC. is Plaintiff and

UNKNOWN SUCCESSOR TRUSTEE

OF THE DORIS L. LONG TRUST, DATED JULY 2014; UNKNOWN

HEIRS OF DORIS L LONG; UNITED

STATES OF AMERICA ON BEHALF

OF SECRETARY OF HOUSING AND

JR.; RICHARD THOMAS

CHARLES JERALD

Defendants

Plaintiff, vs.

**MANATEE COUNTY** 

#### FIRST INSERTION

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

CASE NO.: 2022CA003479 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; CHARLOTTE WILLIAMS; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS

Defendant(s).NOTICE IS HEREBY GIVEN that sale will be made pursuant HEREBY GIVEN to an Order or Final Judgment. Final Judgment was awarded on October 29, 2024 in Civil Case No. 2022CA003479, of the Circuit Court of the TWELFTH Judicial

Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES,; CHARLOTTE WILLIAMS; ANY CHARLOTTE WILLIAMS; 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,
WHIETIER SALE UNINCOME. WHETHER SAID UNKNOWN
PARTIES MAY CLAIM AN
INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonneso will sell to the highest bidder for cash at www.manatee. realforeclose.com on December 11. 2024 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 'M', CASA DEL

SOL SUBDIVISION, FIFTH UNIT, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, AT PAGES 67 AND 68, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

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 noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 31st day of October, 2024. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue

Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com

1092-12053B November 8, 15, 2024 24-01691M

#### FIRST INSERTION

RE-NOTICE OF FORECLOSURE URBAN DEVELOPMENT; CHARLES JERALD BUTTERFIELD, SR.; CHARLES JERALD BUTTERFIELD, SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT, RICHARD THOMAS IN AND FOR MANATEE COUNTY, BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE
LONG, are defendants. Angelina M.
Colonneso, Clerk of the Circuit Court 412023CA000468CAAXMA CARRINGTON MORTGAGE SERVICES, LLC, for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee. UNKNOWN SUCCESSOR realforeclose.com at 11:00 a.m., on the 4TH day of DECEMBER, 2024, the following described property as set

forth in the final judgment, to wit: LOT 27, OF DE SEAR MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, AT PAGE 5, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-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 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 discapacitación del oído o de la voz, llame

Si ou se von 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 1ST day of NOVEMBER, 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/ MARK ELIA Mark C. Elia, Esq.

Bar Number: 695734 CR17825-23/sap

November 8, 15, 2024 24-01699M

## FIRST INSERTION

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024 DP III DIV.J IN THE INTEREST OF:

K.F. DOB: 8/4/2024, MINOR CHILD

TO: Enrique Gomez A/K/A Enrique Gomis address unknown
YOU ARE HEREBY NOTIFIED

that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: K.F. born on 8/4/2024. You are hereby commanded to appear on December 17, 2024, at 2:30 PM before the Honorable Gilbert A. Smith, Jr. at the Manatee Courthouse, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton,

FL 34205, for an ADVISORY HEAR-

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHIL-DREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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 vour 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 as Clerk of said Court and the Seal thereof, this 30 day of OCTOBER, 2024.

Angelina Colonneso Manatee County Clerk of The Circuit Court (SEAL) By: C. Hoatland As Deputy Clerk

November 8, 15, 22, 29, 2024 24-01687M

#### FIRST INSERTION

NOTICE TO SHOW CAUSE AND NOTICE OF SUIT IN THE CIRCUIT COURT IN AND FOR THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE

COUNTY CIVIL ACTION NO.: 2024 CA 001672 PARCEL NOS.: 701/802 STATE OF FLORIDA DEPARTMENT OF TRANSPORTATION, Petitioner, -vs-NORTHCOTT COMPANY, A SOUTH DAKOTA GENERAL PARTNERSHIP, GRANTOR AND NORTHCOTT COMPANY, A SOUTH DAKOTA GENERAL PARTNERSHIP, A SUBSIDIARY OF NORTHCOTT HOSPITALITY INTERNATIONAL, LLC, DOING BUSINESS AS PERKINS FAMILY RESTAURANT, LESSEE; KEN BURTON, JR., TAX COLLECTOR

**Defendants**, STATE OF FLORIDA TO: Northcott Company, a South Dakota General Partnership, grantor and Northcott Company, a South Dakota General Partnership, a subsidiary of Northcott Hospitality International, LLC, doing business as Perkins Family Restaurant, lessee

SERVE: Julie Roettger, as President 600 Market Street, Suite 230 Chanhassen, MN 55317

To all said Defendants who are living, and if any or all Defendants are deceased, the unknown spouse, heirs, devisees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased defendant or defendants, if alive, and, if dead, their unknown spouse, heirs, devisees, legatees, grantees, creditors, lienors, or other parties claiming by, through, under, or against any such deceased Defendant or Defendants, and all other parties having or claiming to have any right, title, or interest in and to the property described in the Peti-

tion, to wit: FP. NO. 4483901 SECTION 13010-000 STATE ROAD 45 (US 41) MANATEE COUNTY DESCRIPTION

PARCEL 701 ESTATE OR INTEREST TO BE OBTAINED: TEMPORARY CONSTRUCTION EASEMENT Those portions of Lots 8 and 9, Block 2, Corrected Plat of Spring Subd'n, a subdivision lying in Section 14, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 8, Page 60, Public Records of Manatee County, Florida.

Being described as follows: Commence at the southwest corner of said Section 14; thence along the south line of said Section 14, South 89°26'42" East a distance of 1,320.30 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°27'52" East a distance of 170.96 feet; thence South 89°32'08" East a distance of 52.91 feet for a POINT OF BEGINNING; thence North 00°27'52" East a distance of 44.73 feet; thence North 89°32'08" West a distance of 3.82 feet to the east existing right of way line of said State Road 45 (per Section 13010-000, FP NO. 429506-1); thence along said

east existing right of way line continue North 89°32'08" West a distance of 7.09 feet to the west line of a 6.5' Manatee County Pedestrian Sidewalk Easement (per Official Records Book 1098, Page 1213, Public Records of Manatee County, Florida); thence along said east existing right of way line and said west line North 00°27'52" East a distance of 4.45 feet; thence South 89°32'08" East a distance of 19.85 feet; thence South 00°27'52" West a distance of 49.19 feet; thence North 89°32'08" West a distance of 8.93 feet to the POINT OF BEGINNING.

Containing 488 square feet. The purpose of this temporary construction easement is to provide workspace staging and storage, to construct a signal-controlled mid-block crossing, which includes but not limited to, traffic signal equipment, and all other associated design features. This temporary construction easement will expire on October 1, 2027.

FP. NO. 4483901 SECTION 13010-000 STATE ROAD 45 (US 41) MANATEE COUNTY DESCRIPTION PARCEL 802

ESTATE OR INTERESTS TO BE OBTAINED: PERPETUAL EASEMENT

Those portions of Lots 8 and 9, Block 2, Corrected Plat of Spring Subd'n, a subdivision lying in Section 14, Township 35 South, Range 17 East, as per plat thereof recorded in Plat Book 8, Page 60, Public Records of Manatee County, Florida. Being described as follows:

Commence at the southwest corner of said Section 14: thence along the south line of said Section 14, South 89°26'42" East a distance of 1,320.30 feet to the survey base line of State Road 45 (US 41); thence along said survey base line North 00°27'52" East a distance of 170.96 feet; thence South 89°32'08" East a distance of 42.00 feet to the east existing right of way line of said State Road 45 (per Section 13010-000, F.P. ID 429506-1) and the west line of a 6.5' Manatee County Pedestrian Sidewalk Easement (per Official Records Book 1098, Page 1213, Public Records of Manatee County, Florida) for a POINT OF BEGINNING; thence along said east existing right of way line and said west line North 00°27'52" East a distance of 31.73 feet; thence continue along said east existing right of way line South 89°32'08" East a distance of 7.09 feet; thence continue along said east existing right of way line North 00°27'52" East a distance of 13.00 feet; thence South 89°32'08" East a distance of 3.82 feet; thence South 00°27'52" West a distance of 44.73 feet;

Containing 396 square feet. The purpose of this perpetual easement is for signalization equipment for the signal-controlled mid-block crossings, lighting equipment and roadway features that include, but not limited to curb ramps and other associated features. The signalization equipment in-

thence North 89"32'08" West

a distance of 10.91 feet to the POINT OF BEGINNING.

cludes but is not limited to, mast arms, pedestrian signals, traffic controller cabinets, pull boxes, conduit, service pole and other associated features.

You are each notified that the Petitioner filed its Petition and its Declaration of Taking in this Court against you as Defendants, seeking to condemn by eminent domain proceedings the above described property located in the State of Florida, County of Manatee. The Defendants, and any other per-

sons claiming any interest in the property described, are notified that the Petitioner will apply to the Honorable D. Ryan Felix, one of the Judges of this Court, on the 9th day of January, 2025, at 10:00 A.M, Via Zoom (Meeting ID: 971 0511 7699

Password: 525253:Audio only: 786-635-1003) for an Order of Taking hearing in this cause. All Defendants to this suit may request a hearing at the time and place designated and be heard. Any Defendant failing to file a request for hearing shall waive any right to object to the Order of Taking.

AND

Each defendant is hereby required to serve written defenses, if any, and request a hearing, if desired, to said

DEPARTMENT OF TRANSPORTA-TION

Post Office Box 1940 Bartow, Florida 33831 C/O Chris Pawlus Assistant General Counsel (863) 519-2623 Florida Bar No.: 0484695

on or before the 9th day of December 2024, and file the originals with the Clerk of this Court on that date, to show cause what right, title, interest, or lien you or any of you have in and to the property described in the Petition and to show cause, if any you have, why the property should not be condemned for the uses and purposes set forth in the Petition. If you fail to answer, a default may be entered against you for the relief demanded in the Petition. If you fail to request a hearing on the Petition for Order of Taking you shall waive any right to object to said Order of Taking.

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.

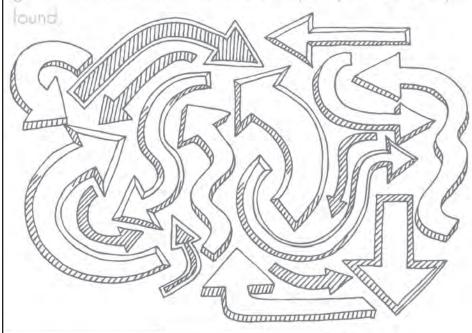
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least 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

WITNESS MY HAND AND SEAL of said Court on the 4TH day of NOVEM-BER, 2024 A.D.

ANGELINA CIOLONNESO CLERK OF THE CIRCUIT COURT BY: P. Salati Deputy Clerk (SEAL) November 8, 15, 2024 24-01702M

# WHEN PUBLIC NOTICES REACH THE PUBLIC, **EVERYONE BENEFITS.**

Some officials want to move notices from newspapers to government run websites, where they may not be easily





Why try to fix something that isn't broken?

Keep Public Notices in Newspapers.



www.newsmediaalliance.org

## **SUBSEQUENT INSERTIONS**

#### --- PUBLIC SALES ---

#### SECOND INSERTION

#### Legal Public Notice

Notice is hereby given to the public at large that on 10/7/24 a Revocable Living Trust under agreement was declared with TRAVIS WESLEY WALKER as the Grantor, and under the legal trade name of TWW LIVING ESTATE TRUST. A man, known as Travis-Wesley: Walker of Bradenton, Florida was assigned to be the Executive/ Primary Trustee; it was recorded in Pima County, Arizona OFFICIAL RECORDS on 10/23/24 with the Sequence No. 20242970225.

Nov. 1, 8, 15, 22, 2024

24-01642M

#### SECOND INSERTION

## **Derelict Vessel Publication Notice**

NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: 1978 Silverton, HIN #STN01672M78C, #FL3606DA has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Manatee River, 226 Sixth Street NE. Manatee County FL and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel. The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is November 1, 2024.

November 1, 8, 2024

24-01671M

#### SECOND INSERTION

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Curiosity Creek Community Development District

Notice is hereby given to the public and all landowners within the Curiosity Creek Community Development District (the "District"), in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Tuesday, November 26, 2024 Date:

Time: 6:00 p.m.

SpringHill Suites by Marriott Bradenton Downtown/Riverfront Place:

102 12th Street West Bradenton, Florida 34205

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Plaza, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Heather Dilley, District Manager November 1, 8, 2024

24-01651M

## SECOND INSERTION

#### NOTICE OF LANDOWNERS' MEETING AND ELECTION OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within DW Bayview Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 493.98 acres, located east of Interstate 75, north of Moccasin Wallow Road, and south of Buckeye Road in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing two (2) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor").

> DATE: November 22, 2024 TIME: 10:00 a.m PLACE:

Driftwood Clubhouse 8810 Barrier Coast Trail Parrish, FL 34219

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Rizzetta & Company, Inc. 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, Ph: (813)533-2950 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting are open to the public and will be conducted in accordance  $\,$ with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained from the District Manager's Office

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna District Manager November 1, 8, 2024

24-01643M

#### SECOND INSERTION

#### Notice of Public Auction

Notice of Public Auction for money due on storage units. Auction will be held on November 18, 2024, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows. 360214th street W Bradenton FL34205

Douglas Williams 3127 \$278.05 William Clack 2119 \$215.10 Amanda Perez Cardoso 3066 \$322.55

November 1, 8, 2024

24-01659M

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 11/19/24 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below

**Unit C4033** Unit B1002 Unit C4159 **Unit D7064** Unit B1021 **Unit B1053** Unit B2019 Unit B2035 **Unit B2045 Unit B2108** 

**Unit B2114** 

Ryan Taylor Bryan Fields Tyler Elms Tyler Elms Juan Laguna Stephanie Burke **Gwendolyn Davis** 

Judy Courtney Bryan Fields Furniture, Boxes, Bags, Totes Furniture, Boxes, Bags, Totes **Furniture** Furniture, Boxes, Totes Tools, Furniture, Boxes, Totes Appliances, Boxes, Bags, Totes Furniture, Boxes, Bags Toys, Boxes, Bags Furniture, Appliances, Boxes, Bags, Totes Furniture, Boxes, Bags, Totes **Javier Guerrero Lindsey Hilton** Furniture, Boxes, Bags, Totes Unit B3059 Michael Cox Boxes, Bags
Purchases must be paid at the above referenced facility in order to complete the

transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814

November 1, 8, 2024 24-01657M

#### THIRD INSERTION

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY

CASE NO. 2022-DP-343Div. J IN THE INTEREST OF: I.M.K. DOB: 2/14/2022, MINOR CHILD

TO: Cherokee Barrett, address un-

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.M.K. born on 2/14/2022. You are hereby commanded to appear on December 19, 2024, at 10:00 AM before the Honorable Gilbert Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Fl 34205, for an ADVISORY HEARING.

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

ON THE DATE AND TIME SPECI-FIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication 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 as Clerk of said Court and the Seal thereof, this 16 day of OCTOBER, 2024.

Angelina Colonneso, Manatee County Clerk of The Circuit Court Clerk of Court (SEAL) By: C. Hoatland As Deputy Clerk Oct. 25; Nov. 1, 8, 15, 2024

24-01620M

## SECOND INSERTION

#### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Mandarin Grove Community Development District ("District") the location of which is generally described as comprising a parcel or parcels of land containing approximately 95.83 acres, located east of Bud Rhoden Road, north of Moccasin Wallow Road, and south of Buckeye Road, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing three (3) person/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately following the landowners' meeting there will be convened a meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

DATE: November 22, 2024 TIME: PLACE: 11:00 AM 6015 Exchange Way Bradenton, FL 34202

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph. (813) 933-5571("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Ruben Durand District Manager November 1, 8, 2024 24-01658M



## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

## Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

## Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

## How much do legal notices cost?

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

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

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

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

24-01653M

## --- PUBLIC SALES ---

#### SECOND INSERTION Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Parrish Lakes Community Development District

Notice is hereby given to the public and all landowners within the Parrish Lakes Community Development District (the "District"), in Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Tuesday, November 26, 2024

6:00 p.m. Time:

Place: SpringHill Suites by Marriott Bradenton Downtown/Riverfront

102 12th Street West Bradenton, Florida 34205

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Plaza, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

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

Heather Dilley, District Manager

24-01652M November 1, 8, 2024

Notice of Landowners' Meeting and Election and Meeting of the Board of Supervisors of the Villages of Glen Creek Community Development District

SECOND INSERTION

Notice is hereby given to the public and all landowners within the Villages of Glen Creek Community Development District (the "District"), in the City of Bradenton, Manatee County, Florida, advising that a landowners' meeting will be held for the purpose of electing 3 members of the Board of Supervisors of the District. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers, and other such business which may properly come before the Board.

Date: Tuesday, November 26, 2024

Time: 6:00 p.m.

SpringHill Suites by Marriott Bradenton Downtown/Riverfront Place:

102 12th Street West Bradenton, Florida 34205

Each landowner may vote in person or authorize a proxy holder to vote in person on their behalf. Proxy forms and instructions relating to landowners' meeting may be obtained upon request at the office of the District Manager located at 1540 International Plaza, Suite 2000, Lake Mary, Florida 32746. A copy of the agenda for these meetings may be obtained from the District Manager at the above address

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to contact the District Manager at (813) 565-4663, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Manager.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record

Heather Dilley, District Manager November 1, 8, 2024

of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION  $13\ OF\ CHAPTER\ 2005-338, LAWS\ OF\ FLORIDA, AS\ AMENDED, BY\ THE\ LAKEWOOD\ RANCH\ STEWARDSHIP$ DISTRICT

#### NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on November 22, 2024, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Palm Grove Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Palm Grove Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, Laws of Florida, as amended.

The Project Area, geographically depicted below, is generally located in the northeast quadrant of the intersection of Uihlein Road and State Road 64. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Palm Grove Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project) (the "Engineer's Report"), dated October 2, 2024.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary  $Amended\ and\ Restated\ Master\ Assessment\ Methodology\ Report\ Lakewood\ Ranch\ Stewardship\ District\ Palm\ Grove\ Project\ , dated$ October 11, 2024 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

 $The \ District \ expects \ to \ collect \ sufficient \ revenues \ to \ retire \ no \ more \ than \ \$48,990,000 \ in \ principal \ amount \ of \ debt \ to \ be \ incurred$ by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. 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 office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	s Admin Fee	Annual Assessments (gross)
45' Lots	180	\$874,827	\$65,847	\$940,675
52' Lots	171	\$960,366	\$72,286	\$1,032,652
57' Lots	147	\$904,960	\$68,115	\$973,076
Villas	198	\$801,925	\$60,360	\$862,285
Townhomes	234	\$505,456	\$38,045	\$543,501
TOTAL	930	\$4,047,535	\$304,653	\$4,352,188

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross)
45' Lots	\$58,826	\$4,860.15	\$365.82	\$5,225.97
52' Lots	\$67,976	\$5,616.18	\$422.72	\$6,038.90
57' Lots	\$74,512	\$6,156.19	\$463.37	\$6,619.56
Villas	\$49,021	\$4,050.13	\$304.85	\$4,354.98
Townhomes	\$26 145	\$2 160 07	\$162.59	\$2 322 65

The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. 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.

Also at 9:00 a.m. on November 22, 2024, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, 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 this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

## LAKEWOOD RANCH STEWARDSHIP DISTRICT



MANATEE COUNTY, FLORIDA

RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DIS-TRICT RESCINDING RESOLUTIONS 2024-22, 2024-23, AND 2024-32 IN THEIR ENTIRETY: DECLAR-ING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS: PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPE-CIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE: DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED: PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, Laws of Florida, as amended (the "Act") for the purposes of constructing, in stalling, acquiring, operating and/or maintaining public infrastructure improvements; and the purposes of constructing in the purpose of construction of constructing in the purpose of construction of constructing in the purpose of construction of constructin

WHEREAS, the District has previously adopted Resolutions 2024-22, 2024-23, and 2024-32 regarding the imposition of special assessment and setting a public hearing thereon, which the District desires to rescind in their entirety; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Palm Grove as more particularly described in that certain *Engineer's* Report for the Lakewood Ranch Stewardship District (Palm Grove Project), dated October 2, 2024, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefitted lands within the Palm Grove Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

WHEREAS, the District is empowered by the Act, and Chapters 170 and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate and maintain the Improvements and to impose, levy and collect the Assessments; and

 $\label{eq:whereas} \textbf{WHEREAS}, \text{ the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Palm Grove Project of the$  $District \ as \ set for th \ in \ that \ certain \ \textit{Amended and Restated Master Assessment Methodology Report Lakewood Ranch Stewardship}$ District Palm Grove Project, dated October 11, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefits to the property improved; and

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, Florida Statutes, for the assessment lien(s) levied against the property as described in Exhibits A and B that secure the

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT:

1. The Assessments shall be levied to defray the cost of the Improvements.

2. The nature and general location of, and plans and specifications for, the Improvements are described in Exhibit A, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

3. The total estimated cost of the Improvements is \$33,055,000 (the "Estimated Cost").

4. The Assessments will defray approximately \$48,990,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.

5. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B.

6. The Assessments shall be levied within the Palm Grove Project of the District on all lots and lands adjoining and contiguous bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.

8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes  $and\ collected\ pursuant\ to\ the\ Act\ and\ Chapter\ 197, \textit{Florida\ Statutes};\ provided,\ however,\ that\ in\ the\ event\ the\ uniform\ non\ additional and\ collected\ pursuant\ to\ the\ Act\ and\ Chapter\ 197,\ \textit{Florida\ Statutes};\ provided,\ however,\ that\ in\ the\ event\ the\ uniform\ non\ additional\ provided\ pr$ 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.

9. 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 is hereby adopted and approved as the District's preliminary assessment roll.

10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.

11. 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 and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.

12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 21st day of October, 2024.

ATTEST: LAKEWOOD RANCH STEWARDSHIP DISTRICT

/s/ Jane Gaarlandt /s/ Rex Jensen Rex Jensen, Chairman Secretary

 $\textbf{Exhibit A:} \ \ \textit{Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project)}, \\ \textbf{dated October 2, 2024}$ Exhibit B: Amended and Restated Master Assessment Methodology Report Lakewood Ranch Stewardship District Palm Grove Project, dated October 11, 2024

November 1, 8, 2024 24-01655M

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP2335

# FIGURE PROBATE DIVISION FILE No. 2024CP2335 IN RE: ESTATE OF SANDRA LEE JUDGE Deceased

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

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

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

ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 1, 2024.

#### Personal Representative: LAUREN MCINTOSH

1017 Buttercup Glen Bradenton, FL 34212 Attorney for Personal Representative: DAVID J. BOUZIANE, JR. Florida Bar No. 58865 2812 Manatee Ave W Bradenton, FL 34205 941-404-4940 November 1, 8, 2024 24-01650M

#### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002371
Division Probate
IN RE: ESTATE OF
William MacGregor Middlebrook

Deceased.

The administration of the estate of WILLIAM MacGREGOR MIDDLEBROOK, deceased, whose date of death was August 18, 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 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 WITH-IN 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 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 November 1, 2024.

#### Personal Representative: Morag Ann Middlebrook

7927 Trees Dale Gln.
Lakewood Ranch, FL 34202-2599
Attorney for Personal Representative:
Dana Langanella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:

dlaganella@gerlinglawgroup.com November 1, 8, 2024 24-01672M

#### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-1679
IN RE: ESTATE OF

JAMES R. BOZZA Deceased.

The administration of the estate of
James R. Bozza, deceased, whose date
of death was December 18, 2022,
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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 1, 2024.

#### Personal Representative: Geraldean Bozza

609 Casabella Drive
Bradenton, FL 34209
Attorney for Personal Representatives:
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: stewart@sspestatelaw.com
November 1, 8, 2024
24-01646M

### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002410-AX

#### ile No. 2024-CP-002410-AX IN RE: ESTATE OF JEANETTE VAN PELT, Deceased.

The administration of the Estate of JEANETTE VAN PELT, Deceased, whose date of death was July 17, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: November 1, 2024.

#### JANET MILAZZO Personal Representative

6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Michael A. Varone, Esq. Attorney for Personal Representative Florida Bar No. 1054398 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email:

mvarone@najmythompson.com Secondary Email: mscott@najmythompson.com November 1, 8, 2024 24-01661M

#### SECOND INSERTION

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

# PROBATE DIVISION File No. 2024-CP-2146AX IN RE: ESTATE OF DONALD CARSON, Deceased.

The administration of the estate of DONALD CARSON, 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 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED.

733.702 WILL BEFOREVER 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 November 1, 2024.

#### Personal Representative: Barbara Carson c/o MACKEY LAW GROUP P.A.

1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
Attorney for Personal Representative:
Catherine Z. Mackey, Esq.
Florida Bar Number: 657123
MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
November 1, 8, 2024
24-01649M

## SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002364
IN RE: ESTATE OF

ROBERT E. LUDWIG, Deceased. The administration of the estate of ROBERT E. LUDWIG, deceased, whose date of death was June 26, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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: November 1, 2024.

## JULIE ACHESON

Personal Representative
1062 Beckstead Court, Apt. 108
Denver, NC 28037
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
privera@hnh-law.com
November 1, 8, 2024
24-01673M

#### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024- CP-386

PROBATE DIVÍSION File No. 2024- CP-386 Twelfth Judicial Circuit IN RE: ESTATE OF MARCO P. TREMARELLO, Deceased.

The administration of the estate of Marco P. Tremarello, deceased, whose date of death was September 1, 2023, and whose social security number is xxx-xx-0445, 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.

ney 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORDIA PROBATE CODE WILL BE FOREV-ER 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 November 1, 2024.

Personal Representative: Richard L. Tremarello 3027 S. Herman Street Milwaukee, WI 53207

Attorney for Personal Representative:
John M. Compton (FL Bar #128058)
Attorney for Personal Representative
Primary Email:
jcompton@nhlslaw.com
Secondary Email:
tpayne@nhlslaw.com
Norton, Hammersley, Lopez
& Skokos, P.A.
1819 Main Street, Suite 610

1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 November 1, 8, 2024 24-1

## Del 1, 8, 2024 24-01000

SECOND INSERTION

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

PROBATE DIVISION
File No. 2024 CP 001877
Division PROBATE
IN RE: ESTATE OF
LINTON BARNES
Deceased.

The administration of the estate of LINTON BARNES, deceased, whose date of death was May 13, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES 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 November 1, 2024.

# ce is November 1, 2024. Personal Representative: Steven Barnes

34 Maxwell Avenue Toronto, Ontario M5P 2B5 Canada Attorney for Personal Representative:

MADELINE ROSS MOJICA,

November 1, 8, 2024

**ESQUIRE** 

Attorney for Personal Representative Florida Bar Number: 0127609
LAW OFFICE OF
ANNETTE Z.P. ROSS, PL
871 Venetia Bay Blvd., Ste. 300B
Venice, FL 34285
Telephone: (941) 480-1948
Fax: (941) 480-9277
E-Mail: madeline@arosslawfirm.com
Secondary E-Mail: shawn@arosslawfirm.com

24-01666M

#### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 1903
Division Probate
IN RE: ESTATE OF
MARIAN VALENTINE

Deceased.
The administration of the estate of Marian Valentine, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 1, 2024.

#### Personal Representative: Thomas Valentine 3835 W. Castle Road

Fostoria, Michigan 48435
Attorney for Personal Representative:
Raymond A. Harris, Attorney
Florida Bar Number: 115128
BUHL LITTLE LYNWOOD &
HARRIS PLC
271 Woodland Pass, Suite 115
East Lansing, MI 48823
Telephone: (517) 853-6900
Fax: (517) 853-6902
E-Mail: rharris@bllhlaw.com
Secondary E-Mail:
mwitmer@bllhlaw.com
November 1, 8, 2024
24-01648M

## SECOND INSERTION

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

# Probate Division Case No. 24-CP-2127AX IN RE: ESTATE OF CONSTANCE D. WERT, Deceased.

The administration of the estate of Constance D. Wert, deceased, whose date of death was June 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 personal representative and the personal representatives attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702WILLBEFOREVERBARRED. 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 November 1, 2024.

#### Ryan Blauch Personal Representative 1470 Oakes Boulevard Naples, Florida 34119

Daniel D. Peck, Esq.
Florida Bar No. 169177
Attorney for Petitioner
PECK & PECK, P.A.
5200 Tamiami Trail North, Suite 101
Naples, Florida 34103
November 1, 8, 2024
24-01665M

#### SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-CP-1973
Division Probate
IN RE: ESTATE OF
DIANNE GRACE TURNER

Deceased.

The administration of the estate of Dianne Grace Turner, deceased, whose date of death was June 13, 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 representatives and the personal representatives' attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 November 1, 2024.

#### Personal Representatives: Sadie R. Turner

Attorney for Personal Representatives:
Douglas L Rankin
Attorney
Florida Bar Number: 365068
2335 Tamiami Trail N STE 308
NAPLES, FL 34103
Telephone: (239) 262-0061
Fax: (239) 262-2092
E-Mail: dlr@drankinlaw.com
Secondary E-Mail:
kj@drankinlaw.com
November 1, 8, 2024
24-01676M



## **Email your Legal Notice**

legal@businessobserverfl.com

Deadline Wednesday at noon Friday Publication

SARASOTA • MANATEE

HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

Business
Ubserver

SECOND INSERTION

LAGE

UNCLAIMED.

used for that purpose.

FLeService@logs.com\*

## --- ACTIONS / SALES ---

#### SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.

412024CA001606CAAXMA DEUTSCHE BANK TRUST COMPANY AMERICAS. AS TRUSTEE FOR RESIDENTIAL ACCREDIT LOANS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-QS5, Plaintiff, vs.

UNKNOWN HEIRS OF NATHAN FIELDS, SR., ET AL. Defendants

To the following Defendant(s): UNKNOWN HEIRS OF NATHAN FIELDS, SR. (CURRENT RESI-DENCE UNKNOWN)

Last Known Address: UNKNOWN YOU ARE HEREBY NOTIFIED that

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA

CIVIL DIVISION

Case #: 2017-CA-003911 DIVISION: D

Association, as Successor Trustee to CitiBank, N.A., as Trustee to

Pass-Through Certificates, Series

Dorothy T. Nemeth; Unknown Spouse of Dorothy T. Nemeth;

Summerfield/Riverwalk Village Association, Inc.; Unknown Parties

in Possession #1, If living, and all

Unknown Parties claiming by,

through, under and against the

above named Defendant(s) who

whether said Unknown Parties

may claim an interest as Spouse,

Possession #2, If living, and all

Unknown Parties claiming by,

**Grantees, or Other Claimants** 

Defendant(s).

Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in

through, under and against the above

named Defendant(s) who are not

known to be dead or alive, whether

said Unknown Parties may claim an

interest as Spouse, Heirs, Devisees,

NOTICE IS HEREBY GIVEN pursuant

to order rescheduling foreclosure sale

or Final Judgment, entered in Civil

Case No. 2017-CA-003911 of the Circuit

Court of the 12th Judicial Circuit in

and for Manatee County, Florida, wherein Wilmington Trust, National

Association, as Successor Trustee to

CitiBank, N.A., as Trustee to Lehman

XS Trust Mortgage Pass-Through

Certificates, Series 2005-6, Plaintiff and

Dorothy T. Nemeth are defendant(s), I.

Clerk of Court, Angelina Colonneso, will

sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.

MANATEE.REALFORECLOSE.COM,

AT 11:00 A.M. on December 11, 2024,

the following described property as set

NOTICE OF SALE, PURSUANT TO

CHAPTER 45

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA

CASE NUMBER: 2023 CA 000253

PALAW, LLC, a Florida Limited

ANSELMO SANCHEZ-LUNA,

FEDERICO SANCHEZ-LUNA

AND UNKNOWN PARTY IN

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure

dated August 28, 2023, and the Order

Granting Plaintiff's Motion for Order

Rescheduling Foreclosure Sale dated October 23, 2024, each entered in

Case No. 2023 CA 00253 of the Circuit

Court of the Twelfth Judicial Circuit

in and for Manatee County, Florida,

wherein PALAW, LLC is Plaintiff,

and FEDERICO SANCHEZ-LUNA

ANSELMO SANCHEZ-LUNA, ARELY

DOE, F/N/A UNKNOWN PARTY IN

POSSESSION #1, DILCIA MELANIA GALDAMEZ, F/N/A UNKNOWN

PARTY IN POSSESSION #2, are

Defendants, I will sell to the highest

and best bidder for cash online at www.

manatee.realforeclose.com at 11:00

a.m. on the 11th day of December.

2024, all as provided by Chapter 45

of the Florida Statutes, the following

described property as set forth in said

Final Judgment, to wit:

Liability Company,

UNKNOWN PARTY IN

POSSESSION #1,

POSSESSION #2

Defendants.

Plaintiff v

are not known to be dead or alive,

Manatee County, Florida;

Wilmington Trust, National

Lehman XS Trust Mortgage

2005-6

Plaintiff, -vs.-

an action for Foreclosure of Mortgage

on the following described property: LOT 5 KELI'S KOVE SUBDIVI-SION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 17, PAGE 72, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. A/K/A 2910 9TH AVENUE

EAST, BRADENTON FL 34208 has been filed against you and you are required to serve a copy of your written defenses, if any, to J. Anthony Van Ness, Esq. at VAN NESS LAW FIRM, PLC. Attorney for the Plaintiff, whose address is 1239 E. NEWPORT CENTER DRIVE, SUITE #110, DEERFIELD BEACH, FL 33442 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 de-

fault will be entered against you for the

forth in said Final Judgment, to-wit: LOT 84, RIVERWALK VIL-

SUBPHASE H, UNITS 1 & 2, ACCORDING TO THE PLAT

THEREOF IN PLAT BOOK 35,

PAGES 7 THROUGH 14, PUB-LIC RECORDS OF MANATEE

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

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

2.516(b)(1)(A), Plaintiff's counsel here-

by designates its primary email address for the purposes of email service as:

If you are a person with a disability

who needs any accommodations in or-

der to participate in this proceeding,

you are entitled, at no cost, to you, to

the provision of certain assistance.

Please contact the Manatee County

Jury Office, P.O. Box 25400, Bradenton,

Florida 34206, (941) 741-4062, at least

seven (7) days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

750 Park of Commerce Blvd., Suite 130

Telephone: (561) 998-6700 Ext. 66841

ldiskin@logs.com By: /s/ Amanda Friedlander, Esq.

LOT 9, PEACOCK'S SUBDIVI-

SION SECOND ADDITION,

ACCORDING TO THE MAP

OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 13,

PAGE 37, OF THE PUBLIC

RECORDS OF MANATEE

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim within 60

If you are a person with a disability

who needs any accommodations in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to

the provision of certain assistance.

Please contact the Manatee County

Jury Office, P.O. Box 25400, Bradenton,

Florida 34206, (941) 741-4062, at least

seven (7) days before your scheduled

court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less than seven (7) days; if you are hearing

24-01667M

or voice impaired, call 711.

1800 2nd Street, Suite 777

Telephone: 941-362-8880

Facsimile: 941-362-8881

legaljimjdg@comcast.net

legaljimws2@comcast.net

Attorneys for Plaintiff

Fla. Bar No. 0709069

November 1, 8, 2024

By: /s/ James D. Gibson

GIBSON KOHL, PI.

Sarasota, FL 34236

Primary Email:

Secondary Email:

James D. Gibson

24-01668M

LOGS LEGAL GROUP LLP

Boca Raton, Florida 33487

Attorneys for Plaintiff

Fax: (561) 998-6707

For Email Service Only:

FLeService@logs.com

For all other inquiries:

17-309059 FC01 CXE

November 1, 8, 2024

FL Bar # 72876

COUNTY.

days after the sale.

SECOND INSERTION

\*Pursuant to Fla. R. Jud. Admin.

COUNTY, FLORIDA. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM

CYPRESS BANKS,

relief demanded in the complaint. This notice is provided to Administrative Order No. 2065. In and for Manatee County:

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before

your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice

impaired, call 711.
WITNESS my hand and the seal of this Court this 30th day of October, 2024.

> Angelina M. Colonneso MANATEE COUNTY CLERK OF COURT (SEAL) By Kris Gaffney As Deputy Clerk

J. Anthony Van Ness, Esq. VAN NESS LAW FIRM, PLC Attorney for the Plaintiff
1239 E. NEWPORT CENTER DRIVE, SUITE #110,  ${\tt DEERFIELD~BEACH, FL~33442}$ 

PHH20195-24/cam 24-01678M

November 1, 8, 2024

#### SECOND INSERTION

MANATEE COUNTY

#### NOTICE OF SALE

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

CIVIL DIVISION Case No. 2023-CA-005224-AX

Division B SETECH, INC. Plaintiff, vs. ESTERO DEVELOPMENT PARTNERS, AS SUCCESSOR IN INTEREST TO ESTERO DEVELOPMENT PARTNERS, LP, OAK TRAIL CONDOMINIUM ASSOCIATION, INC.; OAK TRAIL TOWNHOME ASSOCIATION, INC., AND UNKNOWN TENANTS/

**Defendants** Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on , in the Circuit Court of Manatee County. Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the

property situated in Manatee County, Florida described as: Units 4505, 4509, 4515, 4519, 4523, 4527, 4603, 4607, 4611, 4615, 4619, and 4623, Phase I, OAK TRAIL, a Land Condominium, according to The Declaration of Condominium recorded in Official Records Book 2106, Page 3310, together with amendments recorded in Official Records Book 2137, Page 2029, and all exhibits and subsequent amendments thereof, Public Records of Manatee County, Florida.

Lots 701, 702, 703, 704, 705, 706, 801, 802, 803, 804, 805,

and

806, 901, 902, 903, 904, 905, 906, 1001, 1002, 1003, 1004, 1005, 1006, 1101, 1102, 1103, 1104, 1105 and 1106, OAK TRAIL PHASE II, according to the map or plat thereof as recorded in Plat Book 66, Page 100, Public Records of Manatee

County, Florida. at public sale, to the highest and best bidder, for cash, www.manatee. realforeclose.com, on November 21, 2024 at 11:00 A.M.

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

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

Dated: October 28, 2024 /s/ Richard S. McIver Richard S. McIver / Florida Bar #559120 rmciver@kasslaw.com Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 339282/2323131/wlp November 1, 8, 2024 24-01663M

## SECOND INSERTION

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

FLORIDACIVIL DIVISION CASE NO.: 2024 CC 001130 MELWOOD OAKS HOMEOWNERS ASSOCIATION,

INC., a Florida not-for-profit corporation, Plaintiff, vs.

BEATRIZ C. IRVIN; et al.,

Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated October 1, 2024, and entered in Case No. 2024 CC 001130 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash

www.manatee.realforeclose.com beginning at 11:00 AM on November 21, 2024, the following described property: LOT 19 OF MELWOOD OAKS

PHASE 1 SUBDIVISION, AC-CORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 157 THROUGH 158 OF THE PUB. LIC RECORDS OF MANATEE COUNTY, FLORIDA.

COMMENCE AT THE NORTH-WEST CORNER OF LOT 19, MELWOOD OAKS SUBDI-VISION - PHASE I AS PER PLAT THEREOF RECORDED IN PLAT BOOK 23, PAGE 157 THROUGH PAGE 158, PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA, THENCE SOUTH 75° 04' 11" EAST, ALONG THE NORTH LINE OF SAID LOT, A DISTANCE OF 58.8 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE SOUTH 75° 4' 11", ALONG SAID NORTH LINE A DISTANCE OF 34.1 FEET, THENCE NORTH 14° 55' 49" PERPENDICULAR WITH SAID NORTH LINE, A DISTANCE OF 0.5 FEET; THENCE NORTH 75° 04' 11" WEST, PARALLEL WITH AND 0.5 FEET NORTHERLY OF SAID NORTH LINE, A DISTANCE OF 34.1 FEET, THENCE SOUTH 14° 55' 49" WEST A DISTANCE OF 0.5 FEET TO THE POINT OF BE-

GINNING. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed.

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

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

or voice impaired, call 711. Dated this 28 day of October 2024. NAJMY THOMPSON, P.L. Kari L. Martin Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216

Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com Secondary:

bmiller@najmythompson.com Attorney for Plaintiff November 1, 8, 2024

24-01662M

SECOND INSERTION

# --- PUBLIC SALES ---

#### Notice of Self Storage Sale

Please take notice Safeguard Self Storage #140401 located at 4335 Royal Palm Drive Bradenton FL 34210 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 11/20/2024at 4:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Kelvyn De Jesus Vidal Bonilla unit #144; Miren Itxaso Menchaca unit #147; Kristin Kay Sommers unit #221; Octavia Dimitra Maxwell unit #228: Nathaniel Chadwick Corbett unit #281. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

#### --- ESTATE ---

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2382 **Division Probate** IN RE: ESTATE OF BOBBY J. RODRIGUEZ

November 1, 8, 2024

Deceased. The administration of the estate of BOBBY J. RODRIGUEZ, 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 1115Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and  $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

#### 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-2457 IN RE: ESTATE OF REBECCA MICHELE SARGENT, Deceased.

The administration of the estate of REBECCA MICHELE SARGENT, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative or cura tor 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 SEC-TION 733.702 WILL BE FOREVER BARRED

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

The date of first publication of this notice is: November 1, 2024.

SARAH GRACE HENRY 260 Betsy Ross Dr. Orangeburg, NY 10962-2607 MICHAEL PATRICK HENRY 260 Betsy Ross Dr. Orangeburg, NY 10962

Personal Representatives

Jeffrey S. Goethe Attorney for Personal Representatives Florida Bar No. 0861420 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: rbattle@barneswalker.com November 1, 8, 2024 24-01677M

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 speci-fied under s. 732.2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 November 1, 2024.

Personal Representative: RICHARD D. MCKENZIE 13627 Deep Blue Place Bradenton, FL 34211 Attorney for Personal Representative: Marla Stewart Owczarek, Esq. Florida Bar No. 1021687

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

attorney@gerlinglawgroup.com November 1, 8, 2024 24-01675M

### SECOND INSERTION

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

#### File No. 2024CP002084 IN RE: ESTATE OF ROBERT JOSEPH QUIGLEY, Deceased.

The administration of the Estate of ROBERT JOSEPH QUIGLEY, deceased, whose date of death was , is pending in the 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 attornev are set forth below.

All creditors of 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITH-IN 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 FOREV-ER 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 November 1, 2024.

#### STEVEN QUIGLEY, Personal Representative c/o Berlin Patten Ebling, PLLC 525-1st Avenue North

St. Petersburg, Florida 33701 MATTHEW D. UNZICKER, ESQ. Florida Bar No. 1015962 Berlin Patten Ebling, PLLC 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 Fax: (941) 954-9992 Primary Email: munzicker@berlinpatten.com Secondary Email: tkelley@berlinpatten.com Secondary Email: probate@berlinpatten.com Attorneys for Personal Representative November 1, 8, 2024

# **PUBLISH YOUR LEGAL NOTICE**

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

or email legal@businessobserverfl.com

