





--- ACTIONS / SALES ---

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, OR OTHER CLAIMANTS Defendant(s).

NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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 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 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, FLORIDA

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

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

Dated this 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

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 HEARING.

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

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

WITNESS, my hand 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

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

CASE NO. 412023CA000468CAAXMA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. 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 URBAN DEVELOPMENT; CHARLES JERALD BUTTERFIELD, SR.; CHARLES JERALD BUTTERFIELD, JR.; RICHARD THOMAS BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG; are defendants. Angelina M. Colonneso, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 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, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

URBAN DEVELOPMENT; CHARLES JERALD BUTTERFIELD, SR.; CHARLES JERALD BUTTERFIELD, JR.; RICHARD THOMAS BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG, are defendants. Angelina M. Colonneso, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 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, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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 Petition, 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 Sub'd'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; thence North 89°32'08" West a distance of 10.91 feet to the POINT OF BEGINNING. 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-

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 persons 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 Petition: DEPARTMENT OF TRANSPORTATION Post Office Box 1249 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS MY HAND AND SEAL of said Court on the 4TH day of NOVEMBER, 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 found. Keep Public Notices in Newspapers. NEWS MEDIA ALLIANCE 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 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.  
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 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 the appeal is to be based.

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.  
3602 14th street W Bradenton FL 34205  
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	Judy Courtney	Furniture, Boxes, Bags, Totes
Unit B1002	Bryan Fields	Furniture, Boxes, Bags, Totes
Unit C4159	Ryan Taylor	Furniture
Unit D7064	Bryan Fields	Furniture, Boxes, Totes
Unit B1021	Tyler Elms	Tools, Furniture, Boxes, Totes
Unit B1053	Tyler Elms	Appliances, Boxes, Bags, Totes
Unit B2019	Juan Laguna	Furniture, Boxes, Bags
Unit B2035	Stephanie Burke	Toys, Boxes, Bags
Unit B2045	Gwendolyn Davis	Furniture, Appliances, Boxes, Bags, Totes

Unit B2108	Javier Guerrero	Furniture, Boxes, Bags, Totes
Unit B2114	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 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: 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 APPEAR 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 SPECIFIED, 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 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 16 day of OCTOBER, 2024.

Angelina Colonnese,  
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: 11:00 AM  
PLACE: 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 the appeal is to be based.

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 Notices.

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

--- 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.

Date: Tuesday, November 26, 2024
Time: 6:00 p.m.
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.

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.

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.

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 24-01652M

SECOND INSERTION

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

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.

Date: Tuesday, November 26, 2024
Time: 6:00 p.m.
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.

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.

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.

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 24-01653M

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 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 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.

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

Table with 5 columns: Land Use, Units, Annual Assessments (net), Admin Fee, Annual Assessments (gross). Rows include 45' Lots, 52' Lots, 57' Lots, Villas, Townhomes, and TOTAL.

Table with 5 columns: Land Use, Debt/Unit, Annual Assessment per Unit (net), Administrative Expenses per Unit, Annual Assessment per Unit (gross). Rows include 45' Lots, 52' Lots, 57' Lots, Villas, and Townhomes.

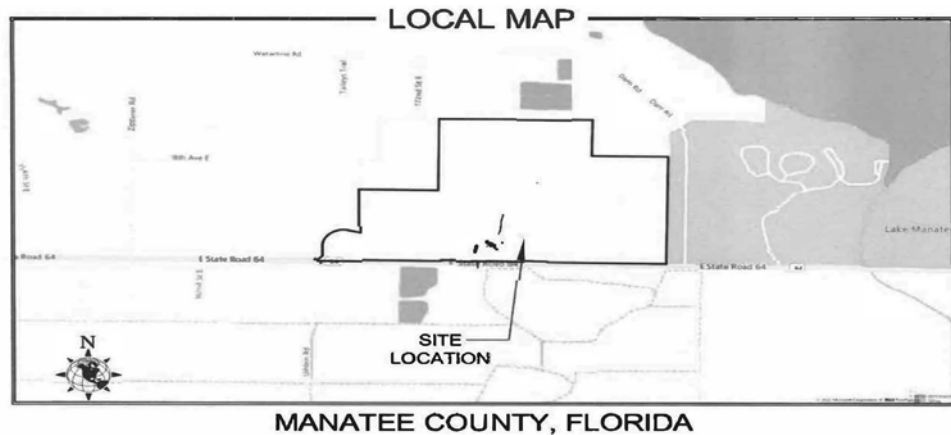
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the 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.

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



RESOLUTION 2025-02

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT RESCINDING RESOLUTIONS 2024-22, 2024-23, AND 2024-32 IN THEIR ENTIRETY; DECLARING 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 SPECIAL 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, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

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 benefited 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

WHEREAS, 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 forth in that certain 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 Assessments.

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 or bounding and abutting upon such improvements or specially benefited 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, Florida Statutes; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
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 Secretary /s/ Rex Jensen Rex Jensen, Chairman

Exhibit A: Engineer's Report for the Lakewood Ranch Stewardship District (Palm Grove Project), 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



