

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will surplus property for public purpose, located at SR 43 (US 301) & 51st Avenue East, Ellenton, Manatee County, by Public Purpose conveyance. November 15, 2024 24-01729M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that TCLARK WORKFORCE SOLUTIONS, LLC., OWNER, desiring to engage in business under the fictitious name of CAPTAIN BYRD MARINE SERVICES located at 11847 MEADOWGATE PL, BRADENTON, FLORIDA 34211 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. November 15, 2024 24-01721M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jarhead Candle Company located at 3409 39th St E, in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palmetto, Florida, this 7th day of November, 2024.
Brianna Elizabeth Lanham
November 15, 2024 24-01712M

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 Sunroc Builders located at 12463 Natureview Cir in the City of Bradenton, Manatee County, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 12th day of November, 2024.
Sunroc LLC
Scott Willemsen
November 15, 2024 24-01733M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit application number 904534 from WB Properties, LLC, 495 Broadway, 7th Floor, New York, NY, 10012. Application received: October 17, 2024. Proposed activity: 606 Unit Apartment Complex. Project name: Amara. Project size: 20.20 Ac. Location: Section(s) 1, Township 35 South, Range(s) 18 East, 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. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 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. November 15, 2024 24-01715M

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 Lord of the Manor of Philipsburg located at 916 Byron Lane in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2024.
John Ezio Quartuccio III
November 15, 2024 24-01720M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that BLUE CASL 41, LLC, OWNER, desiring to engage in business under the fictitious name of LEGACY VILLAGE located at 180 FOUNTAIN PARKWAY N, ST PETERSBURG, FLORIDA 33716 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 15, 2024 24-01722M

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 Anna Maria Island Frozen Yogurt & Acai located at 5604B Marina Drive in the City of Holmes Beach, Manatee County, FL 34217 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 8th day of November, 2024.
Anna Maria Island Frozen Yogurt LLC
November 15, 2024 24-01714M

FIRST INSERTION

NOTICE OF SALE OF LIVESTOCK

To Whom It May Concern:

YOU ARE HEREBY notified that I will offer for sale and sell at public sale to the to the highest and best bidder for cash the following described livestock: One female Pig (appx. 50 lbs.) Black in color. White feet with white markings on center of her face. Short snout.

The public sale/auction will take place at 1:30 P.M. EST on Tuesday, the 26th of November, 2024 at the following place: Manatee County Central Jail, 14470 Harlee Rd., Palmetto, Florida 34221, to satisfy a claim in the sum of \$129.28 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731 or Sgt. Rob Hendrickson at (941) 747-3011 ext. 1161. MCSO #2024-023704.

RICK WELLS
SHERIFF OF MANATEE COUNTY
November 15, 2024 24-01738M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 65.13 acres known as Woodland Preserve Phases II-A & II-B (AKA Sm Ranch). The project is located in Manatee County, Section(s) 33, 34, Township 33 South, Range 19 East. The permit applicant is Gamble Creek Associates, LLC whose address is 5800 Lakewood Blvd, Sarasota, FL 34240. The Permit No. is 43003906.005.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
November 15, 2024 24-01730M

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 Visionary Homes & Property Solutions located at 4200 Riverview Blvd in the City of Bradenton, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this FL day of Novem, 2024.
Noah Johnson
November 15, 2024 24-01713M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that BLUE CASL MANATEE, LLC, OWNER, desiring to engage in business under the fictitious name of CEDAR COVE located at 180 FOUNTAIN PARKWAY N, ST PETERSBURG, FLORIDA 33716 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

November 15, 2024 24-01723M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP2448 IN RE: ESTATE OF LINDA J. BERGSTROM Deceased

The administration of the Estate of LINDA J. BERGSTROM, 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 unmaturing, contingent or un-

--- ESTATE ---

FIRST INSERTION

liquidated 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 unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 15, 2024.

Personal Representative:

BRENDA L. SCHURHAMER
2015 Summit Lane
Mendota Heights, MN 55118
Attorney for Personal Representative:
DAVID J. BOUZIANE, JR.
KNOWLES BOUZIANE & SHAFER PLLC
Florida Bar No. 58865
2812 Manatee Ave W
Bradenton, FL 34205
941-404-4940
November 15, 22, 2024 24-01717M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2568 Division Probate IN RE: ESTATE OF VLADIMIR VEREMCHUK Deceased.

The administration of the estate of VLADIMIR VEREMCHUK, deceased, whose date of death was August 31, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 15, 2024.

Personal Representative:

DEANNA VEREMCHUK
7206 34th Street E.
Sarasota, FL 34243
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
November 15, 22, 2024 24-01736M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002483 IN RE: ESTATE OF ROBERT N. GANDY, a/k/a ROBERT NOBLE GANDY Deceased.

The administration of the estate of ROBERT N. GANDY, a/k/a ROBERT NOBLE GANDY, deceased, whose date of death was August 19, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 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. 732.221, 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 15, 2024.
ROBERT BRIAN GANDY
Personal Representative
4113 Charlton Place
Swansea, Illinois 62226
Justin Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Telephone: (941) 907.3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
alepper@najmythompson.com
November 15, 22, 2024 24-01724M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP001572AX Division: PROBATE IN RE: ESTATE OF DONALD FOSTER SILVEY, Deceased.

The administration of the estate of Donald Foster Silvey, deceased, whose date of death was February 11, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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. 732.221, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 15, 2024.

Personal Representative:

Lori Furlong
c/o The Payne Law Group PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Attorney for Personal Representative:
Teresa A. Monfils
Attorney for Lori Furlong
Florida Bar Number: 1019949
Payne Law Group PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
jscotton@lawnav.com
November 15, 22, 2024 24-01731M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

--- ACTIONS ---

FIRST INSERTION

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

CASE NO: 2024 CC 003068
WEST GLENN HOME OWNERS
ASSOCIATION, INC. a Florida
not-for-profit corporation,
Plaintiff, vs.
THE ESTATE OF DIANE A.
COPESS; UNKNOWN HEIRS,
GRANTEES, BENEFICIARIES,
LIENORS, CREDITORS OR
OTHER PERSONS CLAIMING
BY AND THROUGH, UNDER, OR
AGAINST THE ESTATE OF DIANE
A. COPESS FKA DIANE A. ZIKA;
UNKNOWN TENANT(S),
Defendants.

TO: THE ESTATE OF DIANE A.
COPESS; THE UNKNOWN HEIRS,
GRANTEES, BENEFICIARIES,
LIENORS, CREDITORS OR OTH-
ER PERSONS CLAIM BY AND
THROUGH, UNDER, OR AGAINST
THE ESTATE OF DIANE A. COPESS.
ADDRESSES UNKNOWN

YOU ARE HEREBY NOTIFIED that
an action to enforce a lien the following
property in 4013 51st Place West, Brad-
enton, Manatee County, Florida:
Lot 132, WEST GLENN SUBDI-

VISION PHASE III, according
to the Plat thereof, as recorded
in the Plat Book 27, at page 148,
of the Public Records of Manatee
County, Florida
Parcel ID No: 5188546807
Property Address: 4013 51st
Place West, Bradenton, Florida
34210
including the buildings, appur-
tenances, and fixtures located
thereon.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Daniel P. Lewis,
Esq., whose address is 236 Pedro St.,
Venice, FL 34285, the plaintiff's attor-
ney, on or before (30 days after the first
publication) and file the original with
the clerk of this court either before ser-
vice on the plaintiff's attorney or imme-
diately thereafter; otherwise a default
will be entered against you for the relief
demanded in the complaint or petition.

In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service

(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.

If you are a person with a disability
who needs any accommodations in 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.

DATED on 11/8/2024

Angelina Colonnese
Clerk of the Court
(SEAL) By:
As Deputy Clerk

/S/DANIEL P. LEWIS
DANIEL P. LEWIS, ESQ.
Florida Bar No. 086085
236 Pedro St.
Venice, FL 34285
Email: dlewis@flgovlaw.com
Telephone: (941) 306-4730
Facsimile: (941) 306-4832
Attorney for Plaintiff
November 15, 22, 2024 24-01716M

FIRST INSERTION

NOTICE OF ACTION SERVICE BY
PUBLICATION

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

PROBATE DIVISION
Case No. 2023-CP-3284

IN RE: ESTATE OF
WILLIAM FREDERICK JENSEN,
Deceased.

TO: the Unknown Beneficiaries of the
Estate of William F. Jensen, and the
heirs of William F. Jensen, claiming an
interest in the Estate of William F. Jen-
sen, and/ or the homestead of William
F. Jensen, by, through, under or against
the Decedent, William F. Jensen, or a
known party to the Estate of William
F. Jensen, YOU ARE HEREBY NOTI-
FIED that a Petition to Determine Ben-
eficiaries and Shares, and a Petition to
Determine Homestead Status of Real
Property have been filed in the above
captioned Estate, which names you as
a Respondent.

The names of the other Respondents
to the Petition to Determine Benefi-
ciaries and Shares, and the Petition to
Determine Homestead Status of Real
Property, which parties have a claim to
a right, title or interest in the Estate of
William F. Jensen, and the homestead
of William F. Jensen are as follows:

A. with respect to the maternal side
of the decedent, William F. Jensen's
family:

CINTHIA LEE ANDERSON;
JAMES FREDERICK CARLSON;
JUDITH CARLSON-SILLS, in her
individual capacity; JOHN ROB-
ERT CLAUSON; CRISTINE ELLEN
CLAUSON; LAURA ELSA WHEEL-
ER; DIANE M. HERBERTSON; ANN
BENDAN F/K/A/ DEBRA CLAU-
SON; EORL H. CARLSON; THOMAS
FREDRICK CARLSON; SUSAN LINN
CARLSON; DAVID JAMES CARL-
SON; and PAIGE STEPHANIE CARL-
SON.

B. with respect to the paternal side of
the decedent, William F. Jensen's fam-
ily:

ROBERT L. WARD; DANIEL G.

TREVINO JR.; MARY ELIZABETH
TREVINO; DAVID WILLIAM TREV-
INO; NOEL CHRISTIAN TREVINO;
NANCY OLIVER; MARIE KERSCH-
BAUM; SUE ELIZABETH FROST;
and CARL CHRISTIAN JENSEN.

The Petition to Determine Ben-
eficiaries and Shares seeks the Court's
Determination of the heirs of William
F. Jensen, and the beneficiaries of his
Estate. The Estate is intestate. William
F. Jensen was not survived by a spouse,
nor any children, nor any parents, nor
any siblings, nor any children of any
siblings, nor any grandparents, nor any
aunts or uncles. The Petition to Deter-
mine Homestead Status of Real Prop-
erty will also affect the beneficiaries of
William F. Jensen's homestead, which
the Personal Representative has taken
possession of pursuant to Fla. Stat.
§733.608(2) and which real property is
identified as follows:

5576 Country Club Way, Sara-
sota, FL 34243
Unit 9B, Phase IX of THE CLUB
VILLAS II AT PALM AIRE, a
Condominium, according to the
Declaration of Condominium re-
corded in Official Records Book
1245, Pages 2097 through 2191,
inclusive, as amended, and as
per Plat thereof recorded in Con-
dominium Book 23, Pages 34
through 46, inclusive, as amend-
ed, all of the Public Records of
Manatee County, Florida.

You are required to serve a copy of your
answer and your written defenses, if
any, to the Petition to Determine Ben-
eficiaries and Shares and Petition to
Determine Homestead Status of Real
Property on Robert (Tad) Dreaan, Esq.,
the Personal Representative's attorney,
whose address is 2033 Main Street,
Suite 500, Sarasota, FL 34237, on or
before December 16, 2024.

You must also file your original
answer and written defenses, if any,
with the clerk of the court for Man-
atee County, Florida, either before ser-
vice on the Personal Representative's
attorney or immediately thereafter;
OTHERWISE A DEFAULT WILL BE

ENTERED AGAINST YOU for the
relief demanded in the Personal Rep-
resentative's Petition to Determine
Beneficiaries and Shares and Petition
to Determine Homestead Status of Real
Property.

The notice contained herein shall be
published once a week for four consecu-
tive weeks in the Business Observer,
1970 Main St., Sarasota, FL 34236,
Phone (941) 366-3468.

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfoast Legal Services at (941) 746-
6151 or www.gulfoastlegal.org, or Le-
gal 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain assis-
tance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.

DATED: NOVEMBER 13 2024.

ANGELINA COLONNESO
As Clerk of the Court
(SEAL) By: Patty Salati
As Deputy Clerk

Respectfully submitted.
ICARD, MERRILL CULLIS, TIMM,
FUREN & GINSBURG, P.A.
2033 Main Street Suite 600
Sarasota, Florida 34237
Telephone: (941) 366-8100
Attorneys for Personal Representative
By: Robert Dreaan
Florida Bar No.: 0081685
Nov. 15, 22, 29; Dec. 6, 2024
24-01739M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale,
Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

and select the appropriate County
name from the menu option

or email legal@businessobserverfl.com

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



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

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

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.
412024CA001604CAAXMA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY IN ITS CAPACITY AS
OWNER TRUSTEE FOR OCWEN
LOAN ACQUISITION TRUST
2023-HB 1,
PLAINTIFF, VS.
THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
GRANTEES, ASSIGNORS,
CREDITORS AND TRUSTEES
OF THE ESTATE OF RUTH A.
ARDUENGO A/K/A RUTH ANN
ARDUENGO (DECEASED), ET AL.
DEFENDANT(S).

To: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNORS, CREDITORS AND TRUSTEES OF THE ESTATE OF RUTH A. ARDUENGO A/K/A RUTH ANN ARDUENGO (DECEASED)
RESIDENCE: UNKNOWN
LAST KNOWN ADDRESS:
625 30th Ave W, Apt. G 110, Bradenton, FL 34205

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida:

UNIT NO. 110, PHASE IV, BUILDING G, WOODPARK AT DESOTO SQUARE, A PHASE CONDOMINIUM, PHASE I, II, III, IV, V, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1057, PAGE 3164 THROUGH 3225, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 14, PAGES 183 THROUGH 192, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you, and you are

required to serve a copy of your written defenses, if any, to this action, on Tromberg, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, or immediately thereafter, otherwise a default may be entered against you for the relief demanded in the Complaint.

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

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

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

Date: 11/12/2024

Angelina Colonnese
Clerk of the Circuit Court
(SEAL) By: Kris Gaffney
Deputy Clerk of the Court
Tromberg, Morris & Partners, PLLC,
attorneys for Plaintiff,
600 West Hillsboro Boulevard,
Suite 600,
Deerfield Beach, FL 33441
Our Case #: 24-001149/
412024CA001604CAAXMA/PHH
November 15, 22, 2024 24-01737M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CASE NO. 2023CA003253AX
THE BANK OF NEW YORK
MELLON, SUCCESSOR TRUSTEE
TO JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE F/B/O HOLDERS OF
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR
STEARNS ALT-A TRUST 2005-10,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES 2005-10,
Plaintiff, vs.
LERA KOPYT; UNKNOWN
SPOUSE OF LERA KOPYT; TOWD
POINT MORTGAGE TRUST
2019-1, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE; SABAL BAY
ASSOCIATION, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed September 30, 2024 and entered in Case No. 2023CA003253AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 is Plaintiff and LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on December 10, 2024, the following described property as set

forth in said Final Judgment, to wit:

UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THERETO, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 11th day of November 2024.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00012 SPS
November 15, 22, 2024 24-01728M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CASE NO. 2023CA000858AX
NATIONSTAR MORTGAGE LLC,
Plaintiff, vs.
LYNN CAROL NOLAN; ROBERT
NOLAN A/K/A ROBERT J. NOLAN;
LYNNE NOLAN; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed August 22, 2024 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash by ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on December 10, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK E, PINE LAKES SUBDIVISION, AS

PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75 THROUGH 80, 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 11th day of November 2024.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00021 CMS
November 15, 22, 2024 24-01727M

FIRST INSERTION

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

CASE NO.:
412024CA000887CAAXMA
LAKEVIEW LOAN SERVICING,
LLC,
Plaintiff, vs.
SABRINA B. CUMMINGS; ISLES
AT BAYVIEW HOMEOWNERS
ASSOCIATION, INC.; BRUCE
E. CUMMINGS; UNKNOWN
TENANT IN POSSESSION OF THE
SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 18 day of December, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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 12 day of November 2024.

By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01640
November 15, 22, 2024 24-01732M

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION
CASE NO.

412023CA000363CAAXMA
THE BANK OF NEW YORK
MELLON, SUCCESSOR
TRUSTEE TO JPMORGAN
JPM CHASE BANK, N.A., AS
TRUSTEE, ON BEHALF OF
THE REGISTERED HOLDERS
OF STRUCTURED ASSET
MORTGAGE INVESTMENTS II
TRUST 2005-AR7, MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2005-AR7,
Plaintiff, vs.
AUSTIN G. KASTNER AND
BARBARA KASTNER, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 412023CA000363CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 is the Plaintiff and AUSTIN KASTNER; BARBARA KASTNER are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 03, 2024, the following described property as set forth in said Final Judgment, to wit:

LOT 115, UNIT D, GREY-HAWK LANDING PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 162 THROUGH 197, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
208 DAHLIA CT, BRADENTON, FL 34212

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 11 day of November, 2024.
ROBERTSON, ANSCHUTZ,
SCHNEID, CRANE & PARTNERS,
PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: fmail@raslg.com
By: /s/Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
22-004492 - NaP
November 15, 22, 2024 24-01726M

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2024CA000340AX
AMERISAVE MORTGAGE
CORPORATION
Plaintiff(s), vs.
NICOLE GARCIA MUNOZ;
JOSE GARCIA MUNOZ
Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on October 31, 2024 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of December, 2024 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ALL THAT PROPERTY SITUATE IN THE COUNTY OF MANATEE AND STATE OF FLORIDA DESCRIBED AS: LOT 4, DRYMON'S SECOND ADDITION TO BRADENTOWN, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 192, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 1109 7th Street Court West, Bradenton,

FL 34205

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

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

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

Respectfully submitted,
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-000085-1
November 15, 22, 2024 24-01725M

FIRST INSERTION

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

CIVIL ACTION
CASE NO. 23-CA-6076
SUNCOAST CREDIT UNION,
Plaintiff, v.
THE UNKNOWN HEIRS,
DEVISEES AND BENEFICIARIES
OF THE ESTATE OF HARRY E.
HELTON, DECEASED; UNKNOWN
SPOUSE OF HARRY E. HELTON;
DUSTIN EUGENE HELTON;
GREEN TREE FINANCIAL
SERVICING CORPORATION;
THE INDEPENDENT SAVINGS
PLAN COMPANY d/b/a ISPC;
GEORGIA'S OWN CREDIT UNION;
and ANY UNKNOWN PERSONS IN
POSSESSION,
Defendants.

Notice is hereby given that, pursuant to the Order Granting Canceling Foreclosure Sale and Reschedule Foreclosure Sale Auction, entered in this cause on October 4, 2024, the Clerk of the Circuit Court of Manatee County, Florida will sell at public sale to the highest and best bidder for cash, online at: www.manatee.realforeclose.com, on December 11, 2024, at 11:00 a.m. the property situated in Manatee County, Florida described as follows:

Lot 10, Block H, Bayshore Gardens Subdivision, Section 19,

as per plat thereof recorded in Plat Book 12, Pages 76 and 77, of the Public Records of Manatee County, Florida.

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

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

DATED this 30th day of October,

2024.
HENDERSON, FRANKLIN,
STARNES & HOLT, P.A.
Attorneys for Suncoast Credit Union
Post Office Box 280
Fort Myers, Florida 33902-0280
Telephone: 239.344.1116 /
Facsimile: 239.344.1509
By: /s/ Shannon M. Puopolo
Shannon M. Puopolo, Esquire
Florida Bar No. 70359
Primary E-mail:
shannon.puopolo@henlaw.com
November 15, 22, 2024 24-01735M

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION
CASE NO.: 2020CA002873
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
LB-TIKI SERIES V TRUST,
Plaintiff, v.
LAUREL M. MIHM, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Amended Uniform Final Judgment of Mortgage Foreclosure dated May 08, 2024 and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 05, 2024, issued in and for Manatee County, Florida, in Case No. 2020CA002873, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE OF LB-TIKI SERIES V TRUST is the Plaintiff, and LAUREL M. MIHM, WILLIAM MIHM and UNKNOWN TENANT #1 are the Defendants.

The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on December 10, 2024, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

ALL THAT CERTAIN LAND SITUATE IN MANATEE COUNTY, FLORIDA VIZ THE SOUTH 80 FEET OF THE FOLLOWING DESCRIBED PROPERTY TO-WIT: BEING 629.3 FEET NORTH AND 15 FEET EAST OF THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF

THE NORTHWEST 1/4 OF SECTION 1, TOWNSHIP 34 SOUTH, RANGE 17 EAST; RUN THENCE EAST 228.6 FEET; THENCE NORTH 300 FEET; THENCE WEST 228.6 FEET; THENCE SOUTH 300 FEET TO THE POINT OF BEGINNING, LYING IN MANATEE COUNTY, FLORIDA.
Property Address: 4708 4th Avenue East, Palmetto, FL 34221

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

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 7th day of November, 2024.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
November 15, 22, 2024 24-01719M

HOW TO
PUBLISH YOUR
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OBSERVER

CALL
941-906-9386
and select the appropriate County
name from the menu option
OR
e-mail legal@businessobserverfl.com

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412024CP002161AXMA
IN RE: ESTATE OF
RONALD WILLIAM MAUER,
Deceased.

The administration of the estate of Ronald William Mauer, deceased, whose date of death was May 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 15, 2024.

Personal Representative:
Robert Wrice Mauer
754 Broadway Avenue
Highland Park, Illinois 60035
Attorney for Personal Representative:
PETER M. FEAMAN, P.A.
1880 N. Congress Ave., Suite 302
Boynton Beach, FL 33426
Telephone: (561) 734-5552
Facsimile: (561) 734-5554
Service: service@feamanlaw.com
dkoller@feamanlaw.com
By: Nancy E. Guffey, Esq.
Florida Bar No. 990078
November 15, 22, 2024 24-01734M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2472
IN RE: ESTATE OF
KIMBERLY ANN MYERS
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 Kimberly Ann Myers, deceased, File Number 2024 CP 2472, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205; that the decedent's date of death was July 21, 2024; that the total value of the estate is \$7,784.84 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Alexander Kent Myers 833 Meadowland Dr, Apt D Naples, FL 34108
Zachary Kent Myers 833 Meadowland Dr, Apt D Naples, Florida 34108
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of 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 15, 2024.

Person Giving Notice:
Alexander Kent Myers
833 Meadowland Dr. Apt D
Naples, FL 34108
Attorney for Person Giving Notice
Patrick L. Smith, Attorney
Florida Bar Number: 27044
179 N US Hwy 27
Suite F, Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
November 15, 22, 2024 24-01740M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATES ---

SECOND 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)

TO: PATRICIA A. EVERINGHAM, LISA EVERINGHAM
and ANY UNKNOWN PARTY(S) IN POSSESSION AT:
900 9th Avenue East; Lot #142
Palmetto, Florida 34221
CMRR#: 9589-0710-5270-0136-5693-00

When you vacated the premises at 900 9th Avenue East; Lot #142, Palmetto, FL 34221, the following personal property remained:

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
PERSONAL PROPERTY WITHIN IT

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

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **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 COLONIAL MANOR MHC HOLDINGS, LLC
CHERYL PEAKE, PARK MANAGER
900 9th Avenue East
Palmetto, FL 34221
(941) 722-3191
November 8, 15, 2024 24-01710M

SECOND 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)

TO: 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 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **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
November 8, 15, 2024 24-01711M

SECOND 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 24-01705M

SECOND 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is: 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:
msscott@najmythompson.com
November 8, 15, 2024 24-01695M

SECOND 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 . Last Tenants: LAZARO MONTES, ERIKA AUGUSTINA, AIKEN XAVIER MONTES 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 24-01706M

SECOND 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 below.

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

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

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

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

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

The date of first publication of this notice is 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
Lokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalf.com
Secondary E-Mail:
pollyb@elderlegalf.com
November 8, 15, 2024 24-01684M

SECOND 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

THIRD 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.

24-01642M

SECOND 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 2024 CP 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. NOTWITHSTANDING 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 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.

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
E-Mail: federico@arosslawfirm.com
Secondary E-Mail:
shawn@arosslawfirm.com
November 8, 15, 2024 24-01688M

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 Florida 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

-- ESTATE --

SECOND 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 xxx-xx-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 decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this Notice is 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
November 8, 15, 2024 24-01708M

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

SECOND 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 below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 DAVID 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 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 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

SECOND 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 is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 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 8, 2024.

Personal Representative:
KAREN PAVKOVICH
5112 13th Ave Dr 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

SECOND 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 order are:

Name	Address
JAMES M. CAPEN	25808 Sunrise Lane Golden, Colorado 80401
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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is 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:
jkmeltzer@blalockwalters.com
Secondary E-mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-mail:
aleppert@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
November 8, 15, 2024 24-01704M

SECOND 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 PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of November 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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 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 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

-- PUBLIC SALES --

SECOND 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 TLLN 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 24-01709M

SECOND 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.storage-treasures.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 Martinez 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 24-01683M

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

--- ACTIONS / SALES ---

SECOND 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, JR.; RICHARD THOMAS BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG;
Defendants
 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

URBAN DEVELOPMENT; CHARLES JERALD BUTTERFIELD, SR.; CHARLES JERALD BUTTERFIELD, JR.; RICHARD THOMAS BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG, are defendants. Angelina M. Colonnese, 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

para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
 Si ou se you moun ki enfim ki bezwen akomodasyon pou w ka patipise nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062 nan 7 jou anvan dat ou gen randevou pou parè nan tribunal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parè nan tribunal 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

SECOND 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 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" Colonnese 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

SECOND 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 Colonnese
 Manatee County Clerk of
 The Circuit Court
 (SEAL) By: C. Hoatland
 As Deputy Clerk
 November 8, 15, 22, 29, 2024
 24-01687M

SECOND 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
 Chanhasen, 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 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; 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-

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; 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

FOURTH 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
 (SEAL) By: C. Hoatland
 As Deputy Clerk
 Oct. 25; Nov. 1, 8, 15, 2024
 24-01620M

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.

Why try to fix something that isn't broken?

2 OUT OF 3
 U.S. adults read a newspaper in print or online during the week.

Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE
 www.newsmediaalliance.org