MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1981 SCHU HS S176519A & S176519B . Last Tenants: ERIC PENDRY STREB and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925. 24-01905M

December 20, 27, 2024

FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on 1/3/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1973 LACA HS TF401X & . Last Tenants: JIMMY EDWARD JOHNSON, DALE EDWARD JOHN-TF401U SON, KARA JOHNSON, 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.

24-01904M

24-01900M

24-01881M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROBERT ALBERS will, on January 2, 2025, at 10:00 a.m., at 5110 14th Street West, Lot #57, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1962 TRLMA MOBILE HOME, VIN: 3610069, TITLE NO.: 0009607674 and all other personal property located therein PREPARED BY:

J. Matthew Bobo

Lutz, Bobo & Telfair, P.A.

December 20, 27, 2024

2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236

(PO#4337-3016)

December 20, 27, 2024

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on January 10, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna District Manager

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT December 20, 2024

FIRST INSERTION NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Del Webb Sunchase Community Development District ("District") on January 22, 2025 at 10:00 a.m., at Del Webb Bayview, Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

In accord with Chapters 120 and 190, Florida Statutes, the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer (Manatee County) on December 20, 2024.

The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

--- PUBLIC SALES / ACTIONS ---

FIRST INSERTION

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF SPECIAL BOARD OF SUPERVISORS' MEETING

A special combined meeting of the Board of Supervisors (the "Board") of the Heritage Harbour South Community Development District ("CDD") and homeowners associations in the community is scheduled to be held on Tuesday, February 4, 2025, at 5:00 p.m., at the Stoneybrook Recreation Center located at 200 Golden Harbour Trail, Bradenton, Florida 34212.

This combined meeting will address matters pertinent to both the CDD and homeowners associations in the community. A copy of the agenda, along with any meeting materials available in an electronic format, may be obtained at www. heritageharboursouthcdd.org.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be an occasion where one or more supervisors will participate by telephone. At the above location, there will be present a speaker telephone so that any Board Supervisor or staff member can attend the meeting and be fully informed of the discussions taking place either in person or by telephone communication

Pursuant to the Americans with Disabilities Act, any person requiring special ac-commodations at this meeting because of a disability or physical impairment should contact the District Office at (954) 603-0033 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, for aid in contacting the District Office.

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

Kristee Cole District Manager December 20, 2024

FIRST INSERTION

NOTICE OF LANDOWNERS' MEETING AND ELECTION AND MEETING OF THE BOARD OF SUPERVISORS OF THE PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Parrish North Community Development District (the "District"), the location of which is generally described as comprised of a parcel or parcels of land containing approximately 763.395 acres more or less, generally located east of US 301 and north of State Road 62, in Manatee County, Florida, advising that a meeting of landowners will be held for the purpose of electing five (5) persons to the District Board of Supervisors. Im-mediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers and other such business which may properly come before the Board.

DATE:	January 16, 2025
TIME:	2:30 p.m.
PLACE:	Station # 2 Training Room
	3804 N Rye Road
	Parrish, Florida 34219

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person nominated for the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board of Supervisors meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be ob-tained from Inframark located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 873-7300, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office.

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

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)

COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221

TO: JOYCE COLLEEN CUNIGAN, Tenant

AND ANY UNKNOWN PARTY(s) IN POSSESSION AT:

900 9th Avenue East, LOT 113 Palmetto, Manatee County, Florida 34221

CMRR: 9589-0710-5270-0136-5694-61

When you vacated the premises at 900 9TH AVENUE EAST, LOT 113, PALMET-

TO, FL 34221 the following personal property remained: 1971 MAUVE UNKNOWN MAKE UNKNOWN MODEL double wide mobile home, VIN# FT23524SL1876A; Title #0004961350; VIN# FT-23524SL1876B; Title #0004961351 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT, WITHIN THE MOBILE HOME OR ON THE

CURTILAGE. You may claim it 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 January 7, 2025 at 11:00 a.m., may be disposed pursuant to Elorida

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 one year after the county receives the money.

DATE: December 18th, 2024 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191

THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A. 522 12th STREET WEST BRADENTON, FL 34205 December 20, 27, 2024

24-01910M

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)

> COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221

TO: PHILLIP DEWAYNE MINDER, Tenant

AND ANY UNKNOWN PARTY(s) IN POSSESSION AT:

900 9th Avenue East, LOT 64

Palmetto, Manatee County, Florida 34221

CMRR: 9589-0710-5270-0136-5694-47

When you vacated the premises at 900 9TH AVENUE EAST, LOT 64, PALMET-TO, FL 34221 the following personal property remained: 1970 MAUVE UNKNOWN MAKE UNKNOWN MODEL single wide

mobile home, VIN#2700856; Title #0005724053 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT, WITHIN THE MOBILE HOME OR ON THE CURTILAGE.

You may claim it 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 **January 7, 2025** at 11:00 a.m., may be disposed 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 one year after the county receives the money

DATE: December 18th, 2024 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A. 522 12th STREET WEST BRADENTON, FL 34205 December 20, 27, 2024 24-01911M

FIRST INSERTION

715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2)

> COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221

TO: (IROSLAW (IERRY) BOHDAN BINDAS, Tenant AND ANY UNKNOWN PARTY(s) IN POSSESSION AT: nue East, LOT Palmetto, Manatee County, Florida 34221 CMRR: 9589-0710-5270-0136-5694-54

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2022). The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a)16, $190.006,\,190.007,\,190.008,\,190.011(3),\,190.011(5),\,190.011(15),\,190.033,\,190.035,$ 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055 and 287.084, Florida Statutes (2023).

A copy of the proposed Rules of Procedure may be obtained by contacting the Dis-Manager's Office at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Del Webb Sunchase Community Development District District Manager December 20, 2024

Brian Lamb, District Manager December 20, 27, 2024

24-01901M

24-01882M

FIRST INSERTION

request.

clerk's office.

manded in the petition.

property should be divided:

The action is asking the court to de-

Copies of all court documents in this

case, including orders, are available at

the Clerk of the Circuit Court's office.

You may review these documents upon

cuit Court's office notified of your cur-

rent address. (You may file Designation

of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Fam-

ily Law Form 12.915.) Future papers in

this lawsuit will be mailed or e-mailed

to the address(es) on record at the

WARNING: Rule 12.285, Florida

Family Law Rules of Procedure, re-

quires certain automatic disclosure of

documents and information. Failure

to comply can result in sanctions, in-

cluding dismissal or striking of plead-

CLERK OF THE CIRCUIT COURT

Dec. 20, 27, 2024; Jan. 3, 10, 2025

Angelina Colonneso

of The Circuit Court

By: (SEAL) C. Gaskin

Deputy Clerk

24-01899M

Manatee County Clerk

ings. Dated: OCTOBER 15,2024

You must keep the Clerk of the Cir-

cide how the following real or personal

NOTICE OF ACTION FOR DETERMINATION OF PATERNITY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT. IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2024-DR-001535-AX GLORIA ARACELI CASTILLO,

Petitioner, and ANGEL ALVARADO SANCHEZ, Respondent

TO: ANGEL ALVARADO SANCHEZ, Respondent

Respondent's last known address as of December 31, 2017, is 5120 14th Street West, Bradenton FL 34207.

YOU ARE NOTIFIED that an action for Determination of Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on

GLORIA ARACELI CASTILLO. Petitioner c/o her Attornev, Kellv A. Rodenas, Esq

At kelly@kellvrodenaslaw.com 46 North Washington Blvd., Suite 7, Sarasota, Florida 34236

on or before 11/26/2024 and file the original with the Clerk of this Court 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-

24-01889M

When you vacated the premises at 900 9TH AVENUE EAST, LOT 215, PAL-METTO, FL 34221 the following personal property remained: 1970 MAUVE PRINCE MOTORS UNKNOWN MODEL single wide

mobile home, VIN# F1725; Title # 0008858332 and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT, WITHIN THE MOBILE HOME OR ON THE CURTILAGE.

You may claim it 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 January 7, 2025 at 11:00 a.m., may be disposed 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 one year after the county receives the money. DATE: <u>December 18th, 2024</u>

COLC	DNIAL MANOR MHC HOLDINGS, LLC
	CHERYL PEAKE, PARK MANAGER
	900 9th Avenue East
	Palmetto, FL 34221
	(941) 722-3191
PARED BY	: WILLIAM C. PRICE, III, P.A.

THIS DOCUMENT WAS PREE 522 12th STREET WEST BRADENTON, FL 34205 December 20, 27, 2024 24-01912M

2 and	LV20906_V11
SAVE	1
JAVE	
Email your Legal Notice	
legal@businessobserverfl.com • Deadline Wednesdav at noon • Fridav F	ublication

--- PUBLIC SALES ---

FIRST INSERTION

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

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

NOTICE OF REGULAR MEETING OF NORTHLAKE STEWARDSHIP DISTRICT

The Board of Supervisors ("Board") of the Northlake Stewardship District (the "District"), as successor in interest to Rye Ranch Community Development District, will hold public hearings and a regular meeting at 5:00 p.m., on January 15, 2025, at 6102 162nd Avenue E, Parrish, Florida 34219, to consider the adoption of a revised assessment methodology, revised assessment roll, the reallocation of debt special assessments on certain benefitted property within the District, and to provide for the levy, collection and enforcement of certain debt special assessments. The streets and areas to be improved and the property subject to the Assessments (defined below) are geographically depicted below (the "Property") and in the District's Engineer's Report, defined hereinafter. The public hearings are being conducted pursuant to Chapters 170 and 197, Florida Statutes. All persons interested may ascertain the description of each property to be assessed and the amount to be assessed to each piece or parcel of property from the District Manager, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours. A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it, and a copy of the agenda may also be obtained at District Manager's Office.

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

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

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

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

The annual principal Assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. From the imposition of reallocated assessments, the District expects to collect sufficient revenues to retire no more than \$52,320,000 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of reallocated assessments is as follows:

Pod B - Bond Assessments Apportionment

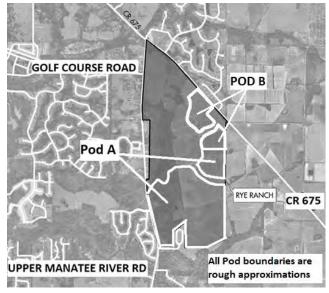
Product Type	Revised Development Plan	Total Cost Allocation*	Total Bond Assessment Apportionment	Bond Assessment Apportionment per Unit	Annual Debt Service per Unit**
SF 40'	143	\$9,202,370.87	\$12,670,211.69	\$88,602.88	\$8,462.76
SF 50'	286	\$23,005,927.18	\$31,375,529.21	\$110,753.60	\$10,578.45
SF 60'	60	\$5,791,701.95	\$7,974,259.10	\$132,904.32	\$12,694.14
Total	489	\$38,000,000.00	\$52,320,000.00]	

*Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 2A **Includes county collections costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

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

Pod B - Assessment Area One Series 2023 Bond Assessments Apportionment

Product Type	Revised Development Plan	Total Cost Allocation*	Total Series 2023 Bond Assessments Apportionment	Series 2023 Bond Assessment Apportionment per Unit	Annual Debt Service per Unit**
SF 40'	65	\$1,053,599.19	\$1,212,282.03	\$18,650.49	\$1,454.02
SF 50'	171	\$3,464,720.42	\$3,986,542.84	\$23,313.12	\$1,817.52
SF 60'	34	\$826,670.14	\$951,175.13	\$27,975.74	\$2,181.03
Total	270	\$5,344,989.75	\$6,150,000.00]	



RESOLUTION 2023-09

[DECLARING RESOLUTION - MASTER ASSESSMENTS FOR POD B PROJECT]

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

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

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

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

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

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

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

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

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

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

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

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

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

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

*Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 2B

**Includes county collections costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The Assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's improvements. These annual assessments may be collected on the Manatee County tax roll by the Manatee County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. For delinquent assessments that were directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices. Failure to pay the Assessments will cause a tax certificate to be pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

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

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

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

by the assessment plat hereinafter provided for.

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

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

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

NOTICE OF PUBLIC HEARINGS

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

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

Notice of said hearings shall be advertised in accordance with Chapters 170, 190 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established

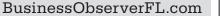
Ad Continues on next page



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

or e-mail legal@businessobserverfl.com







Ad Cont'd from previous page

--- PUBLIC SALES ----

herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

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

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

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional. 12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

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

ATTEST:	RYE RANCH COMMUNITY DEVELOPMENT DISTRICT
/c/ Crog Wrotholl	/s/ Stophon I Comon

Chair/Vice Chair, Board of Supervisors Secretary/Assistant Secretary

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

RESOLUTION 2024-13

[SUPPLEMENTAL DECLARING RESOLUTION TO MASTER ASSESSMENTS FOR POD B PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT AMENDING RESOLUTION 2023-09 DECLARING SUPPLEMENTAL SPECIAL ASSESSMENTS; AD-DRESSING THE SETTING OF PUBLIC HEARINGS: PROVIDING FOR PUBLICATION OF THIS RESO-LUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Northlake Stewardship District ("District") is a local unit of special purpose government created and existing pursuant to Chapter 2022-248, Laws of Florida ("Act"); and

WHEREAS, Rye Ranch Community Development District ("CDD") has dissolved and merged ("Merger") with the District by Manatee County Ordinance No. 24-05 fka Ordinance No. 22-12, effective January 11, 2024; and

WHEREAS, pursuant to that Merger Agreement recorded as Instrument Number 202341067752 in the Official Records of Manatee County, Florida, and without any further action of the parties, the District is the current entity with all rights and obligations of the CDD, which have been assumed by the District; and

WHEREAS, on March 15, 2023, the Board of Supervisors of the CDD adopted Resolution 2023-09 which, among other things, declared master special assessments for the Pod B Project, designated the nature and location of the proposed improvements, and provided for an assessment plat and preliminary assessment roll; and

WHEREAS, pursuant to Resolutions 2023-09, 2023-10 and 2023-16 (collectively known as "Assessment Resolutions") and Resolutions 2022-26 and 2023-15 (collectively known as "Bond Resolutions"), the CDD previously issued \$6,150,000 in Special Assessment Bonds, Series 2023 (Pod B – Assessment Area One) ("**Bonds**"), with the assumption that a new product type may ultimately be developed and be allocated its proportionate share of the special assessments securing the Bonds, as more particularly described in the Pod B 2023 Project Final First Supplemental Assessment Methodology Report date September 12, 2023 ("Pod B 2023 Supplemental Report"); and

WHEREAS, the Board of Supervisors of the District ("Board") now desires to amend Resolution 2023-09 in order to incorporate the previously anticipated new product type referenced in the Pod B 2023 Supplemental Report for the limited purpose of adding such new product type, reallocating assessments, and making corresponding adjustments to the prior assessment reports.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARD-SHIP DISTRICT:

1. RECITALS. The recitals stated above are incorporated herein as a material part of this Resolution.

2. CONFLICTS. This Resolution is intended to amend, in part, Resolution 2023-09, which remains in full force and effect except as otherwise provided herein. All terms of Resolution 2023-09 that are not amended by this Resolution apply as if those terms are fully set forth herein. All District resolutions or parts thereof in actual conflict with this Resolution are, to the extent of such conflict, superseded and repealed.

3. SUPPLEMENTING RESOLUTION 2023-09. Resolution 2023-09 is hereby amended to supplement it as follows:

A. "Pod B Project" Master Special Assessment Methodology Report dated March 15, 2023, attached as Exhibit B to Resolution 2023-09, is hereby supplemented by the Supplemental to Pod B Project Master Special Assessment Methodology Report and Pod B Project Amended Final First Supplemental Special Assessment Methodology Report dated August 21, 2024, attached to this Resolution as Exhibit A ("Revised Assessment Report").

B. The assessment plat originally prepared pursuant to Section 170.04, Florida Statutes, and Resolution 2023-09 is hereby amended and supplemented to include the new product type as described in the Revised Assessment Report attached hereto, and such revised assessment plat is on file at the "District Records Office" at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431.

C. The *preliminary assessment roll* originally prepared pursuant to Section 170.06, Florida Statutes, and Resolution 2023-09 is hereby amended and supplemented to include the new product type as described in the Revised Assessment Report attached hereto, and such revised preliminary assessment roll is on file at the District Records Office.

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

NOTICE OF PUBLIC HEARINGS		
DATE	October 16, 2024	
TIME	5:00 PM	
LOCATION	6102 162nd Ave E.	
	Parrish, Florida 34219	

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

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

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

6. SEVERABILITY. The invalidity or unenforceability of any one or more provisions of this Resolution shall not affect the validity or enforceability of the remaining portions of this Resolution, or any part thereof.

7. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption.

Introduced, considered favorably, and adopted this 21st day of August 2024.

ATTEST: /s/ Cindy Cerbone Secretary/Assistant Secretary

NORTHLAKE STEWARDSHIP DISTRICT /s/ Stephen J Cerven Chairperson, Board of Supervisors

FIRST INSERTION

Exhibit A Supplemental to Pod B Project Master Special Assessment Methodology Report and Pod B Project Amended Final First Supplemental Special Assessment Methodology Report dated August 21, 2024 December 20, 27, 2024

24-01888M

--- ACTIONS / SALES ----

FIRST INSERTION

FIRST INSERTION

FIRST INSERTION NOTICE OF ACTION -

CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2022CA004091AX ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNA C. BROOKSHIRE, DECEASED, et. al.

Defendant(s), TO: THE UNKNOWN HEIRS, BENE-FICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MADELYN W. WRIGHT, DECEASED,

whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who

3111 THROUGH 3134, AND AS RECORDED IN CONDOMIN-IUM PLAT BOOK 8, PAGES 67, 68 AND 69 AND IN CON-DOMINIUM PLAT BOOK 12, PAGES 109, 110 AND 111, AND IN CONDOMINIUM PLAT BOOK 15, PAGES 6, 7 AND 8, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA, TO-GETHER WITH AN UNDIVD-ED SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO. SUBJECT TO TAX-ES FOR 2002 AND ALL SUB-SEQUENT YEARS has been filed against you and you are

required to serve a copy of your writ-ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

In and for Manatee County:

If you cannot afford an attorney, con-

17291 W. Madison St Goodvear, AZ, 85338 480-714-6479 lyssajennah@icloud.com Representing Self, without a Lawver NOTICE OF HEARING **REGARDING APPLICATION FOR** CHANGE OF NAME SUPERIOR COURT OF ARIZONA IN MARICOPA COUNTY Case Number: CV2024-027167

In the Matter of:

Alyssa J. Russell

Luca A. Mendoza READ THIS NOTICE CAREFULLY. An important court proceeding that affects your rights has been scheduled. If you do not understand this Notice or the other court papers, contact an attorney for legal advice. 1. NOTICE: An application for

Change of Name has been filed with

SUMMONS BY PUBLICATION

District Court

Jefferson County, Colorado

Court Address:

the Court by the person(s) named above. A hearing has been scheduled where the Court will consider whether to grant or deny the requested change. If you wish to be heard on this issue, you must appear at the hearing at the date and time indi-

Application as follows: DATE: Wed. January 20, 2025 TIME: 1:50 PM MST BEFORE: Commissioner Brian Palmer 101 W. Jefferson, floor Courtroom virtually Phoenix, AZ 85003 DATED: 12/10/24 /s/ Alyssa Russell

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

Case No.: 2024 CA 001794 AX FDLE Case No.: FM-18-0178 IN RE: FORFEITURE OF: ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED THIRTY-SEVEN DOLLARS (**\$117,137.00**) **IN U.S. CURRENCY** TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, the FLORIDA DEPART-MENT OF LAW ENFORCEMENT, on the following property in Hillsborough County, Florida: ONE HUNDRED SEVENTEEN THOUSAND ONE HUNDRED THIRTY-SEVEN DOL-LARS (\$117,137.00) IN U.S. CURREN-CY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Audra Thomas-Eth, Esq., Regional Legal Adter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or 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 disabil-ity 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 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: 12/16/2024 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANA-TEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (Seal) BY: Deputy Clerk December 20, 27, 2024 24-01897M

cated below. 2. COURT HEARING. A court hear-

ing has been scheduled to consider the

Dec. 20, 27, 2024; Jan. 3, 10, 2025 24-01898M

may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: THOMAS D. WRIGHT,

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE FOLLOWING

DE-SCRIBED LAND LOCATED IN THE COUNTY OF MANA-TEE STATE OF FLORIDA. TO-WIT:CONDOMINIUM UNIT 1-N, BUILDING A-1, SABAL PALM GARDENS, A CONDOMINIUM, PHASE III, ACCORDING TO THE COR-RECTIVE DECLARATION OF CONDOMINIUM FILED IN OR BOOK 916, PAGES 1922 THROUGH 1975 IN-CLUSIVE, AS AMENDED IN OR BOOK 948, PAGES 1719 THROUGH 1724 INCLUSIVE AND FURTHER AMENDED IN OR BOOK 1015, PAGES 1834 THROUGH 1839 INCLUSIVE. AND FURTHER AMENDED IN OR BOOK 1060, PAGES

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

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

WITNESS my hand and the seal of this Court at County, Florida, this 13TH day of December, 2024

Angelina Colonneso CLERK OF THE CIRCUIT COURT Bv: (SEAL) DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 22-050435 December 20, 27, 2024 24-01892M 100 Jefferson County Parkway Golden, Colorado 80401 Case Number: 24DR31198 Division R

Plaintiff(s)/Petitioner(s): Iwonna Borowied

Defendant(s)/Respondent(s): Waldemar Borowiec THE PEOPLE OF THE STATE OF COLORADO TO THE ABOVE-NAMED DEFENDANT(S):

You are hereby summoned and required to appear and defend against the claims of the complaint [petition] filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35* days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint [petition] may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint [petition] in writing within 35* days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint [petition] without further notice.

This is an action: Petitioner is seeking a divorce that addresses orders regarding the marriage, division of property and debts, supposal support, payment of legal fees and costs and any and otehr relief court deems just.

sponse time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration).

*Rule 12(a), C.R.C.P., allows -35 days

for answer or response where service of process is by publication. However,

under various statutes, a different re-

Manatee County: If you cannot afford an attorney, con-

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

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

Dated: 12/17/2024 s/Sally Simone Markowitz Attorney for Plaintiff(s)/Petitioner(s) Sally Simone Markowitz, Esq. 8948 Delacorte Street, Highlands Ranch, Colorado 80129 Phone Number: (917) 686-5853 E-mail: ssmbklyn@aol.com Atty. Reg. #: 58224 Dec. 20, 27, 2024; Jan. 3, 10, 17, 2025 24-01906M

visor, Florida Department of Law En forcement, 4700 Terminal Drive, Ste. 1, Fort Myers, FL 33907 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereaf-

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- . On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- · Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- · A file copy of your delivered affidavit will be sent to you.



--- ESTATE ----

FIRST INSERTION NOTICE TO CREDITORS

28

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

File No. 2024-CP-2767 **Division:** Probate IN RE: ESTATE OF DARRIN MICHAEL **OESTREICHER**

a/k/a DARRIN M. OESTREICHER Deceased.

The administration of the estate of Darrin Michael Oestreicher a/k/a Darrin M. Oestreicher, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400. Bradenton, FL 34206 The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

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

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

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

notice is: December 20, 2024. JILLIAN J. BROWN

Personal Representative ADAM M. GROSS Florida Bar No. 114922 E-mail: agross@crewlawfl.com Attorney for Personal Representatives CREW LAW, P.A. 1333 3rd Ave. S., Suite 505 Naples, FL 34102 Telephone: 239-790-8133 Facsimile: 239-230-2078 December 20, 27, 2024 24-01895M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 000906 IN RE: ESTATE OF JOSEPH F. CASADONTE, SR., Deceased.

The administration of the estate of JOSEPH F. CASADONTE, SR. deceased, whose date of death was January 13, 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

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2024 CP 002631 IN RE: ESTATE OF WILLIAM C. GREENE Deceased.

The administration of the estate of WILLIAM C. GREENE, deceased, whose date of death was December 21, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is December 20, 2024. /s/ Terry A. Davis

Terry A. Davis, Personal Representative

Attorney for Petitioner: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, FL 34236 Telephone: 941-363-0110 Facsimile: 941-952-9111 Email: sedwards@edwards-lawfirm.com December 20, 27, 2024 24-01894M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2024-CP-2735

Division Probate IN RE: ESTATE OF

RICHARD GERARD MARTIN

Deceased.

The administration of the estate of

Richard Gerard Martin, deceased,

whose date of death was November 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.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002212 **Division Probate** IN RE: ESTATE OF

FIRST INSERTION

MARY KATHERINEN STANLEY Deceased.

The administration of the estate of Mary Katherine Stanley, deceased, whose date of death was July 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: Sharon Austin a/k/a Sharon Brace Austin 4906 - 34th Ave W.

Attorney for Personal Representative:

NOTICE TO CREDITORS TWELFTH JUDICIAL CIRCUIT FLORIDA

Case No. 2024 CP 1304 IN RE: ESTATE OF Jerome T. Davis, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THIS ES-TATE:

tration of the Estate of Jerome T. Davis, deceased, case number 2024 CP 1304, is pending in the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205; that the Decedent's date of death is May 6, 2023; and that the name and address to whom it has been assigned by such order is: Anton Davis, c/o Esposito Law Group, P.A., 537 10th Street West, Bradenton, Florida 34205. ALL INTERESTED PERSONS ARE

unmatured, contingent or unliquidated

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION Case Number: 2024-CP-002085 IN RE: THE ESTATE OF: JOANNE RITA CANNON,

Deceased. The administration of the estate of

Joanne Rita Cannon, deceased, whose date of death was July 10, 2023, File Number 2024-CP-002085, 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 has been 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 TIME OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim 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 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 December 20, 2024.

Personal Representative: Robert Cannon

3402 48th Street West Bradenton, FL 34209 Attorney for Personal Representative:

William C. Price, IV 522 12th Street West Bradenton, FL 34205 (941) - 747 - 8001Florida Bar No. 1003106 December 20, 27, 2024 24-01884M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File NO. 2024 CP 002588 AX

Division Probate IN RE: ESTATE OF DAVID A. JOLLY SR.. Deceased.

The administration of the estate of Da-vid A. Jolly Sr., deceased, whose date of death was August 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's

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

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

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 propeay to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED MO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP2753 IN RE: ESTATE OF WILLARD B. EVANS, JR. Deceased.

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICA-

TION OF THIS NOTICE IS: December 20, 2024.

Personal Representative: YVETTE EVANS

1711 13th St $\rm W$ Bradenton, FL 34205 Attorney for Personal Representative: JAMES WM. KNOWLES, ESQ. Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-404-4940 December 20, 27, 2024 24-01883M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002712-AX IN RE: ESTATE OF

NANCY LEE VENNEMAN. Deceased.

The administration of the Estate of NANCY LEE VENNEMAN, Deceased, whose date of death was October 31, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN PERIOD

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP2744 IN RE: ESTATE OF KIMBERLY ANN GETZ Deceased

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

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: December 20, 2024.

Personal Representative: SARAH LYNN KRAFT 3010 Logue Rd Myakka City, FL 34251 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454

December 20, 27, 2024 24-01887M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002689-AX IN RE: ESTATE OF **RALPH CORRAO.** Deceased.

The administration of the Estate of RALPH CORRAO, Deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN PERIO

Bradenton, FL 34209 Oscar T. Blasingame Email Addresses: oscar@floridaassetlaw.com service@floridaassetlaw.com Florida Bar No. 6215501 111 - 2nd Ave. NE. Ste. 360

December 20, 27, 2024 24-01893M FIRST INSERTION

PROBATE DIVISION

You are notified that the adminis-

NOTIFIED THAT: All creditors of the Decedent and other persons having claims or demand against Decedent's Estate, including

St. Petersburg, FL 33701 Telephone: 727-504-0602

IN THE CIRCUIT COURT OF THE IN AND FOR MANATEE COUNTY,

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

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

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

NOTWITHSTANDING THE TIME 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 December 20, 2024.

TARIN CASADONTE 615 7th Ave S. Jacksonville Beach, FL 32250 Petitioner GIANNA M. TOMEO, ESQUIRE

Florida Bar No. 1049538 GRIMES HAWKINS GLADFELTER & GALVANO, P.L. 1023 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 748-0151 Facsimile: (941) 748-0158 E-mail: gtomeo@grimesgalvano.com jprall@grimesgalvano.com gteservice@grimesgalvano.com Attorney for Petitioner December 20, 27, 2024 24-01902M

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 20, 2024. Personal Representative: Valerie A. Bell c/o Boyer & Boyer, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Attorney for Personal Representative: Andrew R. Boyer, Esq. Florida Bar Number: 35409 BOYER & BOYER, P.A. 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: aboyer@boyerboyer.com Secondary Email: service@boyerboyer.com December 20, 27, 2024 24-01891M

claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent and other persons having claims or demands against the Decedent's Estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is December 20, 2024. /s/ Janelle L. Esposito Janelle L. Esposito, Esq., FBN 0035631 Attorney for Personal Representative Esposito Law Group, P.A. P. O. Box 9266, Bradenton, Florida 34206 (941) 251-0000 / (941) 251-4044 (Fax) Janelle@espositolegal.com docreview@espositolegal.com December 20, 27, 2024 24-01909M

notice is December 20, 2024.

Personal Representative: Mark E. Jolly

800 Bayshore Drive Terra ceia, FL 34250 Attorney for Personal Representative: Kate Smith Attorney for Petitioner Florida Bar No. 0196010 Kate Smith Law 3400 S. Tamiami Trail, Suite 101 Sarasota, FL 34239 Telephone: 941-952-0550 Primary Email: Kate@KateSmithLawFL.com Secondary Email: Tammy@KateSmithLawFL.com December 20, 27, 2024 24-01896M IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative 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: December 20, 2024.

BARBARA SMITH

Personal Representative

6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com December 20, 27, 2024 24-01890M IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The Personal Representative 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 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: December 20, 2024.

ROBERT CORRAO

Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Naimy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.comDecember 20, 27, 2024 24-01886M

--- ESTATE ----

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2024-CP-002705 IN RE: ESTATE OF VONNA L. FULKS, Deceased.

The administration of the estate of VONNA L. FULKS, deceased, whose date of death was OCTOBER 2, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. 25400, BRADENTON, FL BOX 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 oth-

er persons having claims or demands

NOTICE TO CREDITORS

THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

CASE NO.: 2024-CP-002674

IN RE: THE ESTATE OF

BENNETT MIDGLEY BALDWIN

A/K/A BENNETT M. BALDWIN.

DECEASED.

The administration of the estate of

BENNETT MIDGLEY BALDWIN, de-

ceased, whose date of death was July 13,

2024 is pending in the Circuit Court for

Manatee County, Florida, Probate Divi-

sion, the address of which is 1115 Mana-

tee Avenue West, Bradenton, Florida

34205. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

CASE NO.: 2024-CP-002759

IN RE: ESTATE OF

CLAUDE H. YOUNG A/K/A CLAUDE HENRY YOUNG, III

A/K/A CLAUDE YOUNG,

DECEASED.

The administration of the estate of

CLAUDE H. YOUNG A/K/A CLAUDE

HENRY YOUNG, III A/K/A CLAUDE

YOUNG deceased, whose date of death

was June 5, 2024 is pending in the Cir-

cuit Court for Manatee County, Florida,

Probate Division, the address of which

is 1115 Manatee Avenue West, Braden-

ton, Florida 34205. The names and

addresses of the personal representative

and the personal representative's attor-

forth below.

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

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

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

NOTWITHSTANDING THE TIME

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

notice is: December 20, 2024. /S/AM ANGELA MOHR

Personal Representative 3102 37th Ave W Bradenton, FL 34205-2734 /S/ JJH

JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Email: Jen@JenHensleyLaw.com Email: Lisa@JenHensleyLaw.com Florida Bar No. 1022202 5190 26th Street West, Suite D Bradenton, FL 34207 Telephone: (941) 755-8583 December 20, 27, 2024 24-01903M

FIRST INSERTION

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

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

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

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

FIRST INSERTION

ney are set forth below.

DATE OF DEATH IS BARRED. The date of the first publication of this Notice is December 20, 2024 Signed on this 25 day of November, 2024.

Personal Representative: Robert Bennett Baldwin (Nov 19, 2024 17:11 CST) ROBERT BENNETT BALDWIN, H 617 Myatt Street Smyrna, TN 37167 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN. P.A. 5008 Manatee Avenue West, Suite A Bradenton, FL 34209 Telephone: (941) 747-9191

MORE AFTER THE DECEDENT'S

Facsimile: (941) 747-1221 Email: jackmanpleadings@gmail.com December 20, 27, 2024 24-01913M

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

File No. 2024-CP-2733 IN RE: ESTATE OF GEORGE L. SAFFOS, Deceased.

The administration of the estate of GEORGE L. SAFFOS, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: December 20, 2024. Shirley P. Saffos

Personal Representative 3521 Lauren Court Ellenton, FL 34222 M. Brandon Robinson, Esq. Attorney for Personal Representative Florida Bar No. 0119364 BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: brobinson@barneswalker.com

Secondary Email: mcarmichael@barneswalker.com December 20, 27, 2024 24-01885M

FIRST INSERTION NOTICE TO CREDITORS THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA Case No. 2024-CP-1247 IN RE: THE ESTATE OF BARBARA C. HARROLD Deceased.

The ancillary administration of the estate of Barbara C. Harrold, deceased, whose date of death was September 27, 2023, is pending in the Circuit Court for the Twelfth Judicial Circuit, Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the co-personal representatives and the personal representatives' attorney are set forth

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. Florida Statutes. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER-BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 20, 2024. **Co-Personal Representatives:** Jeffrey Harrold

12172 Woodline Drive Fenton, MI 48430 Heather Harrold 13063 Harbor Landings Drive Fenton, MI 48430 Attorney for Personal Representative Mark Hanks FBN: 0727342 9600 Koger Blvd North, Suite 104 St. Petersburg, FL 33702 Telephone:(727) 578-8529 Primary: mhanks@attorneyhanks.com Secondary: kschupp@attorneyhanks.com

December 20, 27, 2024 24-01907M

FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2001 **Division Probate** IN RE: ESTATE OF

JOSEPH CULLEY ROBERTS Deceased.

The administration of the estate of Joseph Culley Roberts, deceased, whose date of death was June 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

notice is December 20, 2024. Personal Representative:

Barbara Olafsson 316 77th St NW

Bradenton, Florida 34209 Attorney for Personal Representative: Thomas W. Harrison, Attorney Florida Bar Number: 334375 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: twh@dyeharrison.com rferronyalka@dyeharrison.com December 20, 27, 2024 24-01908M

PUBLISH YOUR

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

THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREEE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLI-CATON OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

ER BARRED.

The date of the first publication of this Notice is December 20, 2024 Signed on this 23 day of July, 2024. **Personal Representative:**

Ryan Matthew Young 5250 Riverview Blvd. Bradenton, FL 34209 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Email: jackmanpleadings@gmail.com December 20, 27, 2024 24-01914M

NOTWITHSTANDING THE TIME

The personal representative or curader s. 732.2211, Florida Statutes

ALL CLAIMS NOT FILED WITHIN

BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

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



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 25 day of November 2024

NAJMY THOMPSON, P.L.

Kari L. Martin, Esq. Florida Bar No. 092862

1401 8th Avenue West

Correspondence only:

Attorney for Plaintiff

Service Email:

Secondary:

Bradenton, Florida 34205

Facsimile: (941) 748-2218

service.KM@najmythompson.com

December 13, 20, 2024 24-01877M

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, Braden-

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

least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

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

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

6267 Old Water Oak Road, Suite 203

impaired, call 711.

Respectfully Submitted,

BETZY FALGAS, ESQ.

Tallahassee, FL 32312

Attorney for Plaintiff

(850) 422-2520 (telephone)

attorney@padgettlawgroup.com

ments required to be served on the par-

you are entitled, at no cost to you,

(850) 422-2567 (facsimile)

TDP File No. 20-029138-1

December 13, 20, 2024

Florida Bar # 76882

PADGETT LAW GROUP

24-01878M

24-01880M

hearing or voice impaired, call 711.

Respectfully Submitted,

Charles R. Pinson, Esq.

7821 N. Dale Mabry Hwy,

Phone: (813) 574-7736

Charles@pinsonlawpa.com

Fax: (813) 200-1057

Fla Bar No · 125279

Attorney for Plaintiff

December 13, 20, 2024

Pinson Law, P.A.

Ste 110 Tampa, FL 33614

kmartin@najmythompson.com

abaker@najmythompson.com

Telephone: (941) 748-2216

---- ESTATE ----

BUSINESS OBSERVER

NOTICE OF ADMINISTRATION IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-2430 IN RE: ESTATE OF C. HYDE TUCKER, SR. (a/k/a **CLIFTON HYDE TUCKER, SR.)**

deceased. The administration of the estate of C. HYDE TUCKER, SR., deceased, is pending in the Circuit Court of Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206, File Number 24-CP-2430. The estate is testate and the date of the decedent's will is August 23, 2017 and the date of the decedent's first codicil to will is August 19, 2020.

The name and address of the personal representative and the personal representative's attorney are set forth below. The fiduciary lawyer-client privilege in Florida Statutes Section 90.5021 applies with respect to the personal representative and any attorney employed by the personal representative. Any interested person on whom a

copy of the Notice of Administration is served who challenges the validity of the will or codicils, venue or jurisdiction of the court is required to file any objection

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2024-CP-002671 AX **Probate Division** IN RE: ESTATE OF Karen Ann Meyer, a/k/a Karen A. Meyer, Deceased.

The administration of the estate of Karen Ann Meyer, deceased, whose date of death was September 24, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, PO Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME

SECOND INSERTION with the court in the manner provided in the Florida Probate Rules WITHINTHE TIME REQUIRED BY LAW, which is on or before the date that is three (3) months after the date of service of a copy of the Notice of Administration on that person; any objection that challenges the validity of the will, the venue, or the jurisdiction of the court. The three (3) month time period may only be extended for estoppel based upon misstatement by the personal representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the personal representative or any other person. Unless sooner barred by Section 733.212(3), all objections to the validity of a will, venue, or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the personal representative

or one (1) year after service of the Notice of Administration. The persons who may be entitled to exempt property under Section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002736-AX IN RE: ESTATE OF AMY L. SESSIONS a/k/a AMY SESSIONS, Deceased.

The administration of the Estate of AMY L. SESSIONS a/k/a AMY SESSIONS, Deceased, whose date of death was August 3, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative 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: December 13, 2024. DAVID E. SESSIONS Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Joseph L. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 847283 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com December 13, 20, 2024 24-01862M

of the date that is four (4) months after the date of service of a copy of the Notice of Administration on such persons or the date that is forty (40) days after the date of termination of any proceedings involving the construction, admission to probate, or validity of the will or involving any other matter affecting any part of the exempt property; and

That under certain circumstances and by failing to contest the will (if any), the recipient of the Notice of Administration may be waiving his or her right to contest the validity of a trust or other writing incorporated by reference into a will.

Signed by: /s/ David Tucker DAVID E. TUCKER, **Personal Representative** 909 Pomelo Place

Sarasota, Florida 34236 /s/ Andre J. Patrone ANDRE J. PATRONE, Esquire Attorney for the Personal Representative Florida Bar No. 348724 PATRONE BENTLEY LAW GROUP 8695 College Parkway, Suite 202 Fort Myers, FL 33919 Telephone No. (239) 747-7102 andre@pblawgroup.law maura@pblawgroup.law December 13, 20, 2024 24-01843M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2648 **Division Probate** IN RE: ESTATE OF RICHARD WAYNE PERRY Deceased.

The administration of the estate of RICHARD WAYNE PERRY, deceased, whose date of death was June 13, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

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

FLORIDA CIVIL DIVISION CASE NO .: 2023 CC 007008 ARBOR RESERVE COMMUNITY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

JERMAINE JASON FLAGG; et al. Defendants. NOTICE IS HEREBY GIVEN that

pursuant to the Final Judgment for Lien Foreclosure dated August 9, 2024, and entered in Case No. 2023CC007008 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonesso, will publicly sell to the highest and best bidder for cash www.manatee.realforeclose.com beginning at 11:00 AM on January 14, 2025, the following described property:

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-001395 **DIVISION: B** HIGH DESERT FINANCIAL LLC, A NEW MEXICO LIMITED LIABILITY COMPANY

Plaintiff, vs. EQUITY TRUST COMPANY CUSTODIAN FBO 200360784 IRA, Defendants. NOTICE IS HEREBY GIVEN, pursu-

ant to an Order of Final Judgement of foreclosure dated August 28, 2024, and entered in Case No.: 2024-CA-001395 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash

RE-NOTICE OF FORECLOSURE

SALE IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIRCUIT CIVIL DIVISION

CASE NO.: 2019-CA-002725

THE BANK OF NEW YORK

LOAN TRUST 2006-J4,

WOOD

MELLON FKA THE BANK OF

NEW YORK, AS TRUSTEE FOR

OF CWALT, INC, ALTERNATIVE

THE CERTIFICATEHOLDERS

MORTGAGE PASS THROUGH

CERTIFICATES, SERIES 2006-J4

LOT 25, ARBOR RESERVE, ACCORDING TO THE PLAT THEREOF. RECORDED IN PLAT BOOK 55, PAGE(S) 117 TO 124, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

--- SALES ----

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

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

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

SECOND INSERTION

at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 29th day of January, 2025, the following described prop-erty as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION) LOT 4157 RIVER CLUB SOUTH, SUBPHASE IV, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 32, PAGE 85, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA. PARCEL ID: 587644956

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

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

www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of January, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: Lot 30, Westover Subdivision, according to the Plat thereof, as

of the Public Records of Manatee County, Florida. Property address: 5407 West 11th

Any person claiming an interest in the surplus from the sale, if any, other than lis pendens, must file a claim before the Pursuant to the Fla. R. Jud. Ad-

ments required to be served on the par-

SECOND INSERTION

DE-

THE FOLLOWING

MANATEE COUNTY, FLORI-DA, TO-WIT: LOT 26, BLOCK C, FRESH MEADOWS SUBDI-VISION, PHASE I. ACCORD-

If you are a person with a disability who needs any accommodations in order to participate in this proceeding,

SECOND INSERTION ity 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

recorded in Plat Book 9, Page 45,

Avenue, Bradenton, FL 34209 the property owner as of the date of the clerk reports the surplus as unclaimed.

min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

If you are a person with a disabil-

SCRIBED LAND, SITUATE, LYING AND BEING IN THE

ties.

Plaintiff(s), vs. BRIAN S. WOODA/K/A BRIAN Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on November 14, 2024 in the abovecaptioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at

RE-NOTICE OF FORECLOSURE

SALE IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

RCUIT CIVIL DIVISION

SECOND INSERTION

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 December 13, 2024. **Personal Representative:** Susan L. Jackson 2426 Longfellow Court Frederick, MD 21702 Attorney for Personal Representative: James E. Johnson II E-Mail Addresses: jjohnson@manateelegal.com tstone@manateelegal.com Florida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 24-01844M December 13, 20, 2024

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is December 13, 2024. **Personal Representative:**

Susan V. Perry Petitioner

Attorney for Personal Representative: Micaela A. Cleall Attorney for Petitioner Florida Bar Number: 1031195 DYE HARRISON KIRKLAND PETRUFF PRATT & ST PAUL PLLC 1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: mcleall@dyeharrison.com twh@dyeharrison.com rferronyalka@dyeharrison.com December 13, 20, 2024 24-01864M

CASE NO.: 2023CA004171 CROSSCOUNTRY MORTGAGE, LLC Plaintiff(s), vs. EARL ROBERT STANCIL, JR.;

CATHERINE STANCIL Defendant(s). NOTICE IS HEREBY GIVEN THAT.

pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on October 25, 2024 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee.realforeclose. com in accordance with Chapter 45, Florida Statutes on the 28th day of January, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

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

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary email address for service, in the above styled matter, of all pleadings and docu-

to the provision of certain assistance Please contact the Manatee County Jury Office, P.O. Box 25400, Braden-ton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully Submitted, PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-005351-1 24-01879M December 13, 20, 2024

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 5305 Manatee Ave W, Bradenton Fl, 34209 on 1/02/2025 at 9:30AM

Those in Auction: Thalia Santiago - Clothes & desk Beverly Esteppe - Household Goods & Furniture Patrick Simpson - Twin Beds, boxes, clothes Matt Sutton - Tools Dantea Furlow - Totes, clothing, camping gear

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 13, 20 2024

24-01845M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 01/02/2025 9:30am

Michael Lundy- Household Goods Tymesha Price- Bed household furniture, clothes

The auction will be listed and advertised on www.storagetreasures.com.Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 13, 20 2024

24-01851M

SECOND INSERTION NOTICE OF ADMINISTRATION IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO. 2023-CP-2450 IN RE-ESTATE OF CHRISTOPHER M. VANSKYHAWK,

Deceased. The administration of the Estate of CHRISTOPHER M. VANSKYHAWK, deceased, File Number 2023-CP-2450, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue W., Bradenton, Florida 34205. The name and address of the Personal Representative and the Attorney for the Estate are set forth below

All interested persons are required to file with this court, WITHIN THREE MONTHS OF THE FIRST PUBLICA-TION OF THIS NOTICE: (1) all claims against the estate and (2) any objection by an interested person on whom this notice was served that challenges the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the court.

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

Publication of this Notice has begun on December 13, 2024. Personal Representative: RICHARD V. LEE 912 7th Avenue East Bradenton, FL 34208 Attorney for the Personal Representative Richard V. Lee Florida Bar No.: 51111 912 7th Avenue East Bradenton, Florida 34208 941-750-8383 941-741-9997 Fax courts@richardvleeattornev.com December 13, 20, 2024 24-01871M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-0000910 AX MA

IN RE: ESTATE OF JAMES D. HARDEE, JR. Deceased. The administration of the estate of James D. Hardee, Jr., deceased, whose date of death was August 30, 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 the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

File No.: 2024-CP-2597 IN RE: THE ESTATE OF FABIAN L. HANKERSON,

The administration of the estate FABIAN L. HANKERSON, of deceased, File Number 2024-CP-2597, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED

WILL BE FOREVER BARRED. The date of first publication of this Notice was December 13, 2024.

Signed on November 20TH, 2024. Brandi Clark-Hankerson

Personal Representative

Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com December 13, 20, 2024 24-01853M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.2024-CP-2156 AX IN RE: ESTATE OF MARTINA RODRIGUEZ Deceased. The administration of the estate of

SECOND INSERTION

Martina Rodriguez, deceased, whose date of death was May 8, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

--- ESTATE ----

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

PROBATE DIVISION File No. 2024 CP 1633 AX IN RE: ESTATE OF

JOHN BRIAN BENNETT Deceased The administration of the estate of JOHN BRIAN BENNETT, deceased, whose date of death was SEPTEMBER 28, 2021 is pending in the Circuit Court for Manatee County, Florida, Pro-bate Division; File Number 2024 CP 1633AX; the address of which is 1115 Manatee Ave. 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AF-TER THE DATE OF SERVICE OF A

COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contin-gent 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 PUBLICA-TION OF THIS NOTICE IS: December 13, 2024.

Personal Representative: MONIKA E. VOLKHARDT 6407 Meadowlark Lane, Villa 4

Bradenton, Florida 34210 Attorney for Personal Representative: George Browning III Attorney Florida Bar No.125555 46 N. Washington Blvd., Suite 27

Sarasota, FL 34236 941-366-2782 December 13, 20, 2024 24-01841M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-002722 IN RE: ESTATE OF CAROL ANN JOSIFOVSKI, Deceased.

The administration of the estate of CAROL ANN JOSIFOVSKI, deceased, whose date of death was September 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal and the personal representative representative's attorney are set forth below.

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

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

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001762 Division Probate IN RE: ESTATE OF Anthony W. Stevens Deceased.

The administration of the estate of Anthony W. Stevens, deceased, whose date of death was November 23, 2023, 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 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 oth er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

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

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

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

The date of first publication of this notice is December 13, 2024. Personal Representative:

Timothy D. Murphy 2881 NW 91st Ave, Apt. 103 Coral Springs, FL 33065 Attorney for Personal Representative: Marc H. Feldman

Feldman & Roback Email Addresses: mhf@feldmanroback.com Florida Bar No. 276537 3908 26yth St W Bradenton, FL 34205 Telephone: (941) 758-8888 December 13, 20, 2024 24-01855M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2024 CP 2534 Division Probate IN RE: ESTATE OF WILLIAM L. SMITH JR.

Deceased. The administration of the estate of WILLIAM L. SMITH JR., deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Mana-tee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001757 **Division** Probate IN RE: ESTATE OF Clare M. Stevens Deceased.

The administration of the estate of Clare M. Stevens, deceased, whose date of death was 18 April 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 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: Timothy D. Murphy 2881 NW 91st Ave, Apt. 103 Coral Springs, FL 33065 Attorney for Personal Representative: Marc H. Feldman Feldman & Roback Email Addresses: mhf@feldmanroback.com Florida Bar No. 276537 3908 26yth St W Bradenton, FL 34205 Telephone: (941) 758-8888 December 13, 20, 2024 24-01854M

SECOND INSERTION NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24-CP-2430 IN RE: ESTATE OF C. HYDE TUCKER, SR. (a/k/a CLIFTON HYDE TUCKER, SR.) deceased

The administration of the estate of C. HYDE TUCKER, SR., deceased, whose date of death was September 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 24-CP-2430; the address of which is P.O. Box 3000, 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 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.

SECOND INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 2697 Division Probate IN RE: ESTATE OF Lorraine Adam

Deceased. The administration of the estate of LORRAINE ADAM, deceased, whose date of death was October 19, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

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

Personal Representative: KATHI D. CHESSER 20329 Poplar Ridge Road Lexington Park, MD 20653 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

December 13, 20, 2024 24-01874M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002378-AX **Division Probate** IN RE: ESTATE OF DANE E GRACEY Deceased.

The administration of the estate of Dane E. Gracey, deceased, whose date of death was May 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 3000, 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 THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 13, 2024.

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

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

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

Personal Representative: WELLS FARGO BANK, N.A. By: Joel E. Fuehrmeyer, Sr. Vice President

1 N. Jefferson Ave MAC H0005-073 Saint Louis, Missouri 63103 Attorney for Personal Representative: ALEXANDER L. NOSTRO Florida Bar Number: 115548 GUNSTER, YOAKLEY & STEWART 600 Brickell Avenue, Suite 3500 Miami, Florida 33131 Telephone: (305) 376-6074 Fax: (786) 425-4076 E-Mail: anostro@gunster.com Secondary E-Mail: lpryor@gunster.com Secondary E-Mail: eservice@gunster.com December 13, 20, 2024 24-01865M unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is December 13, 2024.

Personal Representative: Wanda Salgado

3305 17th Avenue West Bradenton, Florida 34205 Attorney for Personal Representative: Carolina Arias Zaccari, Esq. Attorney for Personal Representative Florida Bar Number: 1015218 Dunlap & Moran, P.A. P.O. Box 3948 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: czaccari@dunlapmoran.com Secondary E-Mail: DMprobate@dunlapmoran.com December 13, 20, 2024 24-01852M 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 emand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

JOSIF JOSIFOVSKI Personal Representative 6310 Bayshore Road, Lot 296 Palmetto, FL 34221 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com

December 13, 20, 2024 24-01872M

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

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

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

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

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

Personal Representative: Erika M. Smith

2928 Sky Blue Cove Bradenton, Florida 34211 Attorney for Personal Representative: Melissa R. Casanueva, Esq., Attorney Florida Bar Number: 0105788 Butler Elder Law, P.A., a member of Ferrari, Butler & Moneymaker, PLLC 2025 Lakewood Ranch Blvd, Ste. 201 Lakewood Ranch, FL 34211 Telephone and Fax: (941) 254-6611 E-Mail: melissa@butlerelderlaw.com December 13, 20, 2024 24-01858M

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

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

NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. THE DATE OF FIRST PUBLICA-TION OF THIS NOTICE IS: December 13, 2024.

Signed by: /s/ David Tucker DAVID E. TUCKER, Personal Representative 909 Pomelo Place Sarasota, Florida 34236 /s/ Andre J. Patrone ANDRE J. PATRONE, Esquire Attorney for the Personal Representative Florida Bar No. 348724 PATRONE BENTLEY LAW GROUP 8695 College Parkway, Suite 202 Fort Myers, FL 33919 Telephone No. (239) 747-7102 andre@pblawgroup.law maura@pblawgroup.law December 13, 20, 2024 24-01842M

Personal Representative: Daniel A. Gracey R/A address 238 N. Westmonte Dr., Suite 200 Altamonte Springs, FL 32714 Attorney for Personal Representative: /s/ Cynthia E. McGee Cynthia E. McGee, Esq. Email Addresses: cindi@cmcgeelaw.com cynthia.e.mcgee@gmail.com Florida Bar No. 0112083 238 N. Westmonte Drive, Suite 200 Altamonte Springs, FL 32714 Telephone: 407-234-0695

December 13, 20, 2024 24-01863M

--- ACTIONS / SALES ----

SECOND INSERTION

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO .: 412024CA000479CAAXMA VILLAGE CAPITAL & INVESTMENT LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. GASPARRE; MV REALTY PBC, LLC; MICHAEL LOUIS GASPARRE: MATTHEW JOHN GASPARRE; THE ESTATE OF MICHAEL J. GASPARRE AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF MICHAEL J. GASPARRE; 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 08 day of January, 2025, the following described property as set forth in said Final Judgment, to wit

THE NORTH 10 FEET OF LOT 3 AND THE SOUTH 56.30 FEET OF LOT 4, BLOCK B, RE-PLAT OF AZALEA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 50, OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORI-DA. PROPERTY ADDRESS: 102

23RD ST CT NE, BRADEN-TON, FL 34208 IF YOU ARE A PERSON CLAIM-

ING 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 04 day of December 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 24-01117

December 13, 20, 2024 24-01848M

SECOND INSERTION

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case #: 2023CA005606AX DIVISION: B

United Wholesale Mortgage Plaintiff, -vs.-Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Lynnette Boyd a/k/a Lynnette S.

Boyd; Unknown Spouse of Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA005606AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein United Wholesale Mortgage, Plaintiff and Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on January 15, 2025, the following described property as set forth in said Final Judgment, to-wit: LOT 5, BLOCK F, CRESCENT LAKES SUBDIVISION, AC-CORDING TO THE MAP OR PLAT THEREOF AS RECORD-ED IN PLAT BOOK 23. PAGE 155, PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

If you are a person with a disabil-ity who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as-sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only:

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

CASE NO. 2024CA000567AX WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2023-NQM3 TRUST, Plaintiff, vs. AURALIZ PALMA; SUNNOVA TE MANAGEMENT LLC; BAY AREA SOLAR SOLUTIONS, LLC; **UNKNOWN PERSON IN** POSSESSION OF THE SUBJECT PROPERTY,

Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed September 25, 2024 and entered in Case No. 2024CA000567AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF MFA 2023-NQM3 TRUST is Plaintiff and AURALIZ PALMA: UNKNOWN PERSON IN POSSESSION OF THE SUBJECT PROPERTY; SUNNOVA TE MANAGEMENT LLC; BAY AREA SOLAR SOLUTIONS, LLC; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC AT: WWW.MANATEE. SALE REALFORECLOSE.COM, at 11:00 A.M., on January 8, 2025, the following

described property as set forth in said Final Judgment, to wit: LOT 11, BAHIA VISTA SUB-

DIVISION UNIT 2, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 17, PAGE 24, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden-ton, 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 6th day of December 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.: 24-00395 SM, LLC December 13, 20, 2024 24-01859M

SECOND INSERTION

AT 11:00 A.M. on January 14, 2025, the following described property as set forth in said Final Judgment, to-wit: IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, LOT 30, ARBOR CREEK, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 184, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com

Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55139 Fax: (561) 998-6707 For Email Service Only:

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. 2022-DP-355Div.J

TO: Raphael Ford, address unknown.

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of

Children and Families, has filed a Peti-

tion to terminate your parental rights and permanently commit the follow-

ing child for adoption: G.M. born on

09/22/2016 You are hereby command-

ed to appear on January 13, 2025, at

2:00 PM before the Honorable Gilbert

A. Smith, Jr. at the Manatee County Judicial Center, Courtroom 3A, 1051

Manatee Ave West Bradenton, Florida

34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY AP-

PEAR AT THIS ADVISORY HEAR-

ING CONSTITUTES CONSENT TO

THE TERMINATION OF PAREN-

TAL RIGHTS OF THIS CHILD (OR

CHILDREN). IF YOU FAIL TO AP-

PEAR 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 THE INTEREST OF:

G.M. DOB: 9/22/2016,

MINOR CHILD

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, Braden-ton, 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 10 day of DECEMBER, 2024.

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

Dec. 13, 20, 27, 2024; Jan. 3, 2025 24-01875M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA001239AX DIVISION: D UMB BANK, NATIONAL ASSOCIATION NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS LEGAL TITLE TRUSTEE FOR LVS TITLE TRUST Plaintiff, vs. DEREK A. LEWIS; UNKNOWN

SPOUSE OF DEREK A. LEWIS: **KRISTINE LEWIS; UNKNOWN** SPOUSE OF KRISTINE LEWIS; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ALL OTHER UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER, AND AGAINST THE HEREIN NAMED DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

2018-3.

WHETHER SAME UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS. Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to an Order Resetting Foreclosure Sale entered on November 6, 2024 in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, ANELINA "ANGEL" COLONNESO, the Clerk of Court will on JANUARY 8. 2025 at 11:00 a.m., offer for sale and will sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com the following following described property situated in Manatee County Florida:

A PARCEL OF LAND IN SEC-TION 35, TOWNSHIP 34 SOUTH, RANGE 20 EAST, AND SECTION 2, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORI-DA, BEING MORE PARTICU-LARLY DESCRIBED AS FOL-LOWS: COMMENCE AT THE NW

CORNER OF SAID SECTION 2; THENCE S. 89 DEGREES 18 MINUTES 13 SECONDS E. ALONG THE NORTH LINE OF SAID SECTION 2. A DISTANCE OF 662.68 FEET TO THE NE CORNER OF THE WEST 1/2 OF THE NW 1/4 OF THE NW 1/4 OF SAID SECTION 2; THENCE N. 00 DEGREES 34 MINUTES 06 SECONDS E. 763.94 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF STATE ROAD NUMBER 64; THENCE S. 89 DEGREES 16 MINUTES 14 SECONDS E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 322.91 FEET FOR A POINT OF BEGIN-NING; THENCE CONTINUE S. 89 DEGREES 16 MINUTES 14 SECONDS E, ALONG SAID SOUTH RIGHT OF WAY LINE, A DISTANCE OF 302.75 FEET; THENCE S. 00 DEGREES 34 MINUTES 06 SECONDS W, 1474.78 FEET TO A POINT ON THE 40 FOOT CON-TOUR LINE OF THE MANA-TEE COUNTY RESERVOIR; THENCE S. 85 DEGREES 40 MINUTES 47 SECONDS W ALONG SAID 40 FOOT CON-TOUR LINE, A DISTANCE OF 91.71 FEET; THENCE N. 60 DEGREES 52 MINUTES 14 SECONDS W, ALONG SAID 40 FOOT CONTOUR LINE, A DISTANCE OF 240.67 FEET; THENCE LEAVING SAID 40 FOOT CONTOUR LINE, GO N 00 DEGREES 34 MINUTES 06 SECONDS E, 1368.39 FEET TO THE POINT OF BEGINNING. A/K/A 25250 State Road 64 E, Myakka City, FL 34251

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: December 9, 2024 /s/ Audrey J. Dixon

Audrey J. Dixon, Esq. Florida Bar No. 39288 MCMICHAEL TAYLOR GRAY, LLC 3550 Engineering Drive, Suite 260 Peachtree Corners, GA 30092 Phone: (404) 474-7149 Email: adixon@mtglaw.com E-Service: servicefl@mtglaw.com December 13, 20, 2024 24-01866M

CIVIL DIVISION Case #: 2019CA005264AX DIVISION: B DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Q01 Plaintiff, -vs.-Saleem A. J. Mahdi a/k/a Saleem J. Mahdi; Unknown Spouse of Saleem A. J. Mahdi a/k/a Saleem J. Mahdi;

NOTICE OF SALE

FLORIDA

Springcastle Credit Funding Trust, through its trustee Wilmington Trust, National Association; Arbor Creek Homeowner's Association, Inc.; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants; Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s) who are not known to be dead or alive, whether said Unknown Parties may claim an interest as Spouse, Heirs, Devisees, Grantees, or Other Claimants Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA005264AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit

SECOND INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5225 Caruso Road, Bradenton, FL 34203 Phone Number 941-216-0233 Time of Sale January 2, 2025 @ 11am Athena Moore Boxes containing household items and Christmas decor The auction will be listed and advertised on www.storagetreasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 13, 20 2024 24-01847M

FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 23-329903 FC01 CEN December 13, 20, 2024 24-01856M Loans, Inc., Mortgage Asset-Backed Certificates, Series Pass-Through 2006-QO1, Plaintiff and Saleem A. J. Mahdi are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE.COM,

FLeService@logs.com For all other inquiries: mtebbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. Fl Bar # 72876 19-321827 FC01 CXE December 13, 20, 2024 24-01860M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 54805 96th St E Palmetto, FL 34221 Phone Number 941-527-3440 Time of Sale 01/02/25 9:30am Melissa Weiman - House Hold Items and Furniture Owen Kellington - Household Goods/ Furniture Chelsie Gainey - Household Goods/ Furniture Rico Stokes - household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 13, 20 2024 24-01857M SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated.

Extra Space Storage, 4805 96th St E Palmetto, FL 34221 on January 2nd, 2025 at 9: 30 AM

Daryla Halverson- 90% boxes, bike Melissa Weiman- House Hold Items and Furniture Owen Kellington- Household Goods/ Furniture Chelsie Gainey- Household Goods/ Furniture

Rico Stokes- household goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 13, 20 2024 24-01846M

TERMINATION OF PARENTAL

RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2023 DP 545 Div. J IN THE INTEREST OF: R.C.H. DOB: 10/16/2015, R.A.H. DOB: 8/20/2018.

MINOR CHILDREN

TO: Richard Hupp, 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 children for adoption: R.C.H. born on 10/16/2015 and R.A.H. born on 08/20/2018. You are hereby commanded to appear on February 18, 2025, at 2:30 PM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051

Manatee Ave. W Bradenton, FL 34205. 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 2 day of DECEMBER, 2024.

Clerk of Court By: (SEAL) C. Hoatland Deputy Clerk Dec. 6, 13, 20, 27, 2024 24-01823M

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

THIRD INSERTION

THIS NOTICE. In and for Manatee County:

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

NOTICE OF ACTION



We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



ypes Of Public Notices

Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

Governments aren't very good at publishing information on the internet.

Grade	F
	_

Unlike newspaper publishers, public officials aren't compelled by the free market to operate effective websites.



Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com