MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST 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 16, 2025 @

Kathleen Davis

boxes, furniture, holiday bins, beach stuff, toys Loni Britto sale items The auction will be listed and adver-

tised 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. Dec. 27, 2024; Jan. 3, 2025

24-01919M

FIRST 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 1/16/25 @ 9:30am Those in Auction:

April Ellis - Dishes & Kitchenware, Lamps, Toys & Baby Games, Clothes & Shoes, Heavy Equipment, Movies, Music, Books, Wall Art, Collectibles, Electronics, Household Items, Memorabilia,

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

24-01918M

FIRST 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 Phone Number Time of Sale 9419 Moccasin Wallow Rd Parrish, FL 34219

941292232 January 16, 2025 @ 11am Kohl Walsh

Household Goods, boxes, suitcase Joe Morris Floor tiles, furniture, wall art chairs

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.

Dec. 27, 2024; Jan. 3, 2025

24-01915M

FIRST INSERTION

FIRST INSERTION

Notice Under Fictitious Name Law

Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that

the undersigned, desiring to engage in business under the fictitious name

of Angel Safety Products located at

4943 Oyster Peart St. in the County

of Manatee, in the City of Bradenton,

Florida 34211 intends to register the said name with the Division of

Corporations of the Florida Department

Dated at Bradenton, Florida, this

of State, Tallahassee, Florida.

19th day of December, 2024.

LMR5 ENTERPRISES LLC

December 27, 2024

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Wish Boutique, located at 8130 Lakewood Main Street, Ste 102, in the City of Lakewood Ranch, County of Manatee, State of FL, 34202, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee,

Florida. Dated this 20 of December, 2024. WISH ON MAIN LLC

8130 Lakewood Main Street, Ste 102 Lakewood Ranch, FL 34202 December 27, 2024 24-01936M

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de-scribed 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 01/16/2025 9:30am Bonnie Woods- Household Goods

Kaitlin Gonzalez- 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.

Dec. 27, 2024; Jan. 3, 2025

24-01926M

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, 3708 Manatee Ave W Bradenton, FL 34205 on January 16th, 2025 at 9: 30 AM

FIRST INSERTION

NOTICE OF PUBLIC SALE

Jazmene brown - Household

Albert Rogero - clothing

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.

Dec. 27, 2024; Jan. 3, 2025

FIRST INSERTION

Notice of Public Meeting

Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, January 10, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent 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 Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting

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 the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jane Gaarlandt District Manager December 27, 2024

24-01933M

FIRST INSERTION

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Del Webb Sunchase Community Development Dis- ${\rm trict}\;(\text{``District''})\;{\rm intends}\;{\rm to}\;{\rm use}\;{\rm the}\;{\rm uniform}\;{\rm method}\;{\rm of}\;{\rm collecting}\;{\rm non-ad}\;{\rm valorem}$ special assessments to be levied by the District pursuant to Section 197.3632, Florida Statutes. The Board of Supervisors of the District will conduct a public hearing on January 22, 2025 at 10:00 a.m. at Del Webb Bayyiew Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments ("Uniform Method") to be levied by the District on properties located on land included in, or to be added to, the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, utility improvements, stormwater management facilities, landscape and irrigation improvements, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Man-

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

Kristen Suit District Manager

Dec. 27, 2024; Jan. 3, 10, 17, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

Auction date and time:

01/16/25 @ 10:00AM Extra Space Storage 1930 Cortez Rd W. Bradenton, Fl, 34207

941-302-9918 www.Storagetreasures.com Wanda Cupp- Home goods and Boxes Teresa Norman- 3 bedroom furniture Lorson Baptiste- king size bed set, dresser (size of desk in office), full size

bed set, side dresser, tvs 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.

Dec. 27, 2024; Jan. 3, 2025

24-01928M

FIRST INSERTION

NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee County Court of Manatee County, Florida, on the 5th day of May, 2024, in the cause wherein Con-struction Wholesale Inc was plaintiff and Tim Offhaus was defendant, being case number 2007CC004182 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this 13th day of December, 2024, levied upon all the right, title and interest of the DE-FENDANT, Tim Offhaus, in and to the following described personal property,

2022 Ford F250SD White VIN 1FT7X2B60NED10845

and on the 29th day of January, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, SUBJECT TO ALL TAXES LIENS AND EN-CUMBRANCES, if any, to the highest and best bidder for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Barfield's Wrecking Service, 6407 33rd St E, Sarasota, FL 34243 between the hours of 8:00a.m. and 5:00p.m., Monday thru Friday.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY: D.S. John Dickerman

Dec. 27, 2024; Jan. 3, 10, 17, 2025 24-01930M

FIRST 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 16th, 2025 at 9: 30 AM

Whitney Whitaker - Household Goods/ Furniture Monique M King - Household goods,

furniture Kayla Miller - containers and bins 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. Dec. 27, 2024; Jan. 3, 2025

24-01925M

FIRST 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: ExtraSpace 115 Manatee Ave. W. Bradenton Fl, 34205 on January 16,2025 at 10:00 AM

NAME - CONTENTS

Tamika White - Table Napoleon Pompey – Household goods Aaliyah Hawkins – 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

Dec. 27, 2024; Jan. 3, 2025

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Mandarin Grove Community Development District (the "District") hereby gives notice of its intention to develop rules establishing rates and rules related to the District's amenity

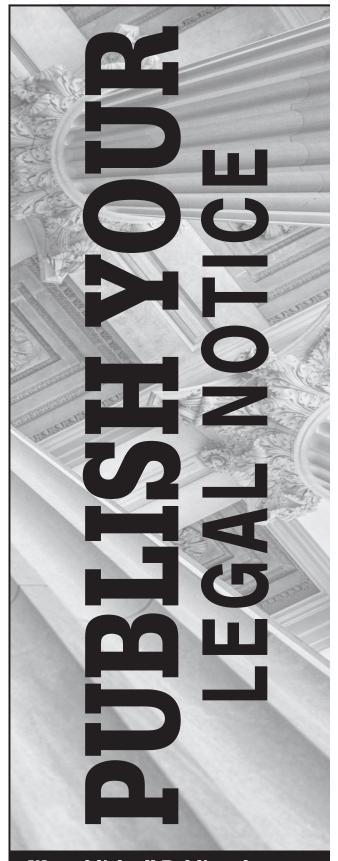
The purpose and effect of the rates is to provide for efficient and effective District operations by setting rates and rules to implement the provisions of Section 190.035, Florida Statutes. Specific legal authority for the rules includes Sections 190.035(2), 190.011(5), 120.54 and 120.81, Florida Statutes. A public hearing will be conducted by the District on February 6, 2025, at 2:00 p.m. at 6015 Exchange Way, Bradenton, FL 34202.

Additional information regarding this public hearing may be obtained from the District's website, https://www.mandaringrovescdd.org/, or by contacting the District Manager, Ruben Durand, at rdurand@rizzetta.com, or by calling (813) 769-6585.

A copy of the proposed rules may be obtained by contacting the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida

Ruben Durand District Manager December 27, 2024

24-01937M



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

name from the menu option

and select the appropriate County

or email legal@businessobserverfl.com



--- PUBLIC SALES ---

MANATEE COUNTY

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the Del Webb Sunchase Community Development District (the "District") will hold public hearings 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, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection and enforcement of the special assessments. The areas to be improved are depicted below and in the District's *Engineer's Report*, dated November 2024 (the "CIP"). The public hearing is being conducted pursuant to Chapters 170, 190 and 197, *Flor*ida Statutes. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be obtained by contacting the District Manager at the email listed below.

Also, on January 22, 2025, at 10:00 a.m., the Board will hold a regular public meeting to consider matters related to the special assessments and any other business that may lawfully be considered by the District. The meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law. The meeting or hearings may be continued to a date, time, and place announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, 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

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

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements ("Improvements") are currently expected to include, but are not limited to, stormwater management system; water and wastewater utilities; perimeter hardscape, landscape and irrigation; undergrounding of electrical utility lines; and other improvements, all as more specifically described in the CIP, on file and available during normal business hours at the address provided above.

The District intends to impose assessments on benefited lands within the District in the manner set forth in the District's Master Special Assessment Methodology Report, dated November 20, 2024 (the "Assessment Report"), which is on file and available during normal business hours at the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010. The Assessment Report identifies each tax parcel identification number within 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 will initially be determined on an equal assessment per acre basis. At the time parcels are platted or otherwise subdivided into assessable units, the method of allocating assessments is based on the Equivalent Residential Unit ("ERU"). The ERU factor per land use type is explained in more detail in the Assessment Report. The Assessment Report allocates the District's total anticipated debt over certain developable property included in the development plan for lands within the Assessment Area, as described in the Assessment Report. The methodology is explained in more detail in the Assessment Report. Also as described in more detail in the Assessment Report, the District's assessments will be levied against lands within the Assessment Area. Please consult the 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. The District expects to collect sufficient revenues to retire no more than \$19,327,562.27 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 assessments is as follows:

Product Type	ect Type ERU Maxim (per unit) Princip (per unit)		Maximum Annual Installment (per unit)*
Single Family 40'	0.80	\$43,851.53	\$10,435.13
Single Family 50'	1.00	\$54,814.41	\$13,043.92
Single Family 64'	1.25	\$68,518.02	\$16,304.89

 ${\it *Exclusive of fees and costs of collection or enforcement, discounts for early payment}$

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 improvements. These annual assessments may be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of the publication of this notice.

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DIS-TRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPE-CIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the "Board") of the Del Webb Sunchase Community Development District (the "District") hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements (the "Improvements") described in the District's Engineer's Report, dated November 2024, attached hereto as Exhibit A and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improvements by special assessments pursuant to Chapter 190, Florida Statutes (the "Assessments"); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the Master Special Assessment Methodology Report, dated November 20, 2024, attached hereto as Exhibit B and incorporated herein by reference and on file at the office of the District Manager, c/o Kristen Suit, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the "District Records Office"); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DESCRIPTION OF THE DEL W

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Improvements

SECTION 3. The nature and general location of, and plans and specifications for, the Improvements 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.

SECTION 4. The total estimated cost of the Improvements is \$16,854,274.44(the "Estimated Cost").

 $\textbf{SECTION 5}. \ \textbf{The Assessments will defray approximately $19,327,562.27, which approximately $19,$ includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in Exhibit B, including provisions for supplemental assessment

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the estimated cost of the Improvements, all of which shall be open to inspection by the public.

SECTION 9. Commencing with the year in which the Assessments are levied and confirmed, the Assessments shall be paid in not more than thirty (30) annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, $Florida\ Stat$ utes; 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.

SECTION 10. 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.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Manatee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 20th day of November, 2024.

DEL WEBB SUNCHASE COMMUNITY ATTEST: DEVELOPMENT DISTRICT

/s/ Brady Lefere /s/ Kristen Suit Secretary/Assistant Secretary Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated November 2024 Exhibit B: Master Special Assessment Methodology Report, dated November 20,

Dec. 27, 2024; Jan. 3, 2025 24-01929M

--- ESTATE / SALES---

FIRST INSERTION

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

File No. 2024 CP 2782 **Division PROBATE** IN RE: ESTATE OF JOSEPH J. BOSELLI Deceased.

The administration of the estate of JO-SEPH J. BOSELLI, deceased, whose date of death was October 6, 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 ALL CLAIMS NOT FILED WITHIN

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

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

Signed on this day of 12/18/2024. YASMIN AVILES Personal Representative 22004 71st Ave. E.

Bradenton, FL 34211

notice is: December 27, 2024.

Katie L. Cok Attorney for Personal Representative Florida Bar No. 1032226 Hamilton Price, PA 2400 Manatee Avenue W Bradenton, Florida 34205 Telephone: 941-748-0550 Email: Katie@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com

Dec. 27, 2024; Jan. 3, 2025 24-01923M

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-002818 IN RE: ESTATE OF: CHARLES ANDREW ROSE Deceased.
The administration of the estate of

CHARLES ANDREW ROSE, deceased, whose date of death was September 9, 2024; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

A personal representative or curator has no duty to discover whether any property held at the time of the dece-dent'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 section 732,216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

FIRST INSERTION

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 27, 2024. DANIELLE R. LIVELY Personal Representative 10605 58th Street East Parrish, Florida 34219

Thomas A. Moselev Attorney for Personal Representative Email:

tom@bradentonattornevatlaw.com Secondary Email: michoeh@ bradentonattornevatlaw.com Florida Bar No. 0333689 Thomas A. Moseley, Chartered 1724 Manatee Avenue West Bradenton, Florida 34205 Telephone: 941-747-8185 Dec. 27, 2024; Jan. 3, 2025

Danielle Salem, Esquire

24-01934M

FIRST INSERTION

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

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 412023CA000363CAAXMA THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK, N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7, Plaintiff, vs. AUSTIN G. KASTNER AND BARBARA KASTNER, et al.

Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 27, 2024, and entered in 412023CA000363CAAX-MA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MEL-LON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK,

N.A., AS TRUSTEE, ON BEHALF OF THE REGISTERED HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II TRUST 2005-AR7, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-AR7 is the Plaintiff and AUSTIN KASTNER; BARBARA KASTNER are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. manatee.realforeclose.com, at 11:00 AM, on January 16, 2025, the fol-lowing described property as set forth in said Final Judgment, to wit: LOT 115, UNIT D, GREY-

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

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

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 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 20 day of December,

2024. By: \S\Danielle Salem

Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com 22-004492 - MiM Dec. 27, 2024; Jan. 3, 2025

24-01935M

Who benefits from legal

You do. Legal notices are required

because a government body or

corporation wants to take action

that can affect individuals and the

When the government is about to

change your life, or your property

public notices in newspapers serve

or assets are about to be taken,

notices?

public at large.

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO .: 412024CA001673CAAXMA NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING.

Plaintiff, vs. ESTATE OF HILDA M. COLEMAN, DECEASED: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF HILDA M. COLEMAN, DECEASED; MARK ALLEN MORGAN: MICHAEL GEORGE MORGAN: CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.;, UNKNOWN TENANT(S) IN POSSESSION #1

Defendant(s).
TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF HILDA M. COLEMAN, DECEASED (Last Known Address) 3704 39TH STREET WEST 23 BRADENTON, FL 34205 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-

and #2, et.al.

DANT IS DECEASED, THE PERSON-AL REPRESENTATIVES, THE SUR-VIVING SPOUSE, HEIRS, DEVISEES GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PAR-TIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS (Last Known Address)

3704 39TH STREET WEST 23 BRADENTON, FL 34205

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-

lowing described property: UNIT 23, CORTEZ VILLAS CODOMINIUM 12, PHASE B, ACCORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 977, PAGE 899, AND AMEND- ${\tt MENTS\ THERETO,\ AND\ AS}$ PER PLAT THEREOF, AS RE-CORDED IN CODOMINIUM PLAT BOOK 10, PAGES 70 AND 71, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH

ITS UNDIVIDED SHARE OF THE COMMON ELEMENTS. A/K/A: 3704 39TH STREET WEST 23, BRADENTON, FL 34205.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hill-sboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, a date which is within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

at (800) 342-8011.

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

this Court this 20TH day of DECEM-BER, 2024.

ANGELINA COLONNESO As Clerk of the Court and/or Comptroller (SEAL) By Kris Gaffney Deputy Clerk

Brian L. Rosaler, Esquire POPKIN & ROSALER, P.A. 1701 West Hillsboro Boulevard Suite 400 Deerfield Beach, FL 33442 Attorney for Plaintiff 24-51519 Dec. 27, 2024; Jan. 3, 2025

24-01931M

FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO: 2024-CC-002198 OAKHURST COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation,

Plaintiff, vs. TANESHA N. AUSTIN; UNKNOWN SPOUSE OF TANESHA N. AUSTIN; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described

Lot 128, OAKHURST – RE-VISED PORTION, according to the Plat thereof as recorded in Plat Book 54, Page 100, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 2267 50th Street Circle East, Palmetto, FL 34221

at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com 10:00 A.M. on January 14, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

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 fore-

tution of this action by the Plaintiff against the Defendants, involving the

following described property in Mana-

ER LAKES PHASE I, according

to plat thereof as recorded in Plat

Book 25, Page 42, of the Public

Records of Manatee County,

Address: 4456 6TH Ave E, Bra-

has been filed against you and you are

required to serve a copy of your written

defenses, if any, on plaintiff's attorney to wit: MATTHEW D. WEIDNER,

ESQUIRE, whose address is 250 Mir-

ror Lake Drive North, St. Petersburg,

Florida 33701, on or before 30 days

from the first publication of this Notice,

and to file the original of the defenses

with the Clerk of this Court either be-

fore service on Plaintiffs attorney or

immediately thereafter. IF A DEFEN-

DANT FAILS TO DO SO, A DEFAULT

Parcel Number: 1127227252

tee County, Florida, to-wit: Lot 11, Block C, BRADEN RIV-

denton, FL 34208

You are hereby notified of the insti-

Case No.: 24-CA-1273 CITY OF BRADENTON,

Plaintiff, v. NEAL WILLIAMS, II,

Defendant(s),
TO: Neal Williams, II

closed here.

Florida.

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

MENI.

IF YOU ARE A SUBORDINATE
LIENHOLDER CLAIMING A
RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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. MANKIN LAW GROUP

BRANDON K. MULLIS, ESQ.

Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217

FIRST INSERTION

Dec. 27, 2024; Jan. 3, 2025

WILL BE ENTERED AGAINST THAT

24-01921M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO: 2023-CC-003318 GREENBROOK VILLAGE ASSOCIATION, INC. a not-for-profit Florida corporation, Plaintiff, vs. CHERYL L. FULTS; UNKNOWN

SPOUSE OF CHERYL L. FULTS; AND UNKNOWN TENANT(S), Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described

Lot 20, Unit 2 of GREEN-BROOK VILLAGE, SUBPHASE K UNIT 1, A/K/A GREEN-BROOK CROSSINGS & UNIT 2 A/K/A GREENBROOK HA-VEN, a subdivision, recorded in Plat Book 37, Pages 74 through 81, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

A/K/A 6220 Macaw Glen, Lakewood Ranch, FL 34202. at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com 10:00 A.M. on January 14, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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

BRANDON K. MULLIS, ESQ. Email: Service@MankinLawGroup.comAttorney for Plaintiff 2535 Landmark Drive, Suite 212

Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Dec. 27, 2024; Jan. 3, 2025

FIRST INSERTION

DEFENDANT FOR THE RELIEF DE-NOTICE OF ACTION FOR PUBLICATION MANDED IN THE COMPLAINT OR THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, $(2) \, {\rm CONSECUTIVE} \, {\rm WEEKS}.$ FLORIDAIn and for Manatee County:

DOB: 12/03/1984

Hair Color: Brown

Height: 5'7" Weight: 175lbs.

19, 2013 and 9/13/2014

Date of Birth of minor children: April

Place of Birth of minor child: Braden-

ton, FL and Willman, Kandiyohi, Min-

for PETITION FOR TERMINATION

OF PARENTAL RIGHTS AND FOR

ADOPTION BY RELATIVE has been

filed against you. You are required to

serve a copy of your written defenses, if

any, to this action on Tinley M. Rudd.

Esquire, Petitioner's attorney, whose

address is 2127 Ringling Blvd., Suite

103, Sarasota, FL 34237, on or before

1/27/2025, and file the original with the

clerk of this court at Manatee County

Courthouse, 1115 Manatee Ave. W.,

Bradenton, Florida 34205 either before

service on Petitioner's attorney or im-

mediately thereafter; otherwise a de-

fault will be entered against you for the

relief demanded in the petition.

YOU ARE NOTIFIED that an action

Age: 40

Race: White

Eve Color:

Case No.: 2024 DR 2762 If you cannot afford an attorney, con-IN RE: TERMINATION OF tact Gulfcoast Legal Services at (941) PARENTAL RIGHTS FOR 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-PROPOSED ADOPTION OF LIAM TATE RENDON and 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you CONNER ROGER RENDON, Minor Child. TO: ASHLEY TATE may email an attorney referral service

at (800) 342-8011. If you are a person with a disabilwho 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

(listed in the phone book) or contact

the Florida Bar Lawyer Referral Service

(7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on 12/20, 2024.

Angelina Colonneso Clerk of the Circuit Court (SEAL) By: Kris Gaffney

As Deputy Clerk MATTHEW D. WEIDNER, ESQUIRE, 250 Mirror Lake Drive North, St. Petersburg, Florida 33701 Dec. 27, 2024; Jan. 3, 2025

24-01932M

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County:

24-01924M

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.

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 16 day of DECEMBER,

ANGELINA "ANGEL" COLONNESO CLERK OF THE CIRCUIT COURT (SEAL) By: C. Gaskin Deputy Clerk

Tinley M. Rudd, Esquire 2127 Ringling Blvd., Suite 103 Sarasota, FL 34237 Dec. 27, 2024; Jan. 3, 10, 17, 2025

of legal notices? Simply put, there are two basic types

to alert those affected.

- Warning Notices and Accountability

Are there different types

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

SAV **Email your Legal Notice**

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

BUSINESS OBSERVER

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

FOURTH INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 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, 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 THIS NOTICE. In and for Manatee County:

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before 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

 $Dec.\ 6, 13, 20, 27, 2024 \quad 24\text{-}01823M$

SECOND 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# FT23524SL1876B; 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 Florida

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

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

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2022-DP-355Div.J IN THE INTEREST OF: G.M. DOB: 9/22/2016, MINOR CHILD

TO: Raphael Ford, address unknown. YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: G.M. born on 09/22/2016 You are hereby commanded 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 and for Manatee County:

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

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

24-01910M

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

December 20, 27, 2024

Palmetto, Manatee County, Florida 34221 CMRR: 9589-0710-5270-0136-5694-47

When you vacated the premises at 900 9TH AVENUE EAST, LOT 64, PALMETTO, 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

24-01911M

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



How much do legal notices cost?

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

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

--- ESTATE ---

MANATEE COUNTY

SECOND 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 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

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

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

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

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

NOTWITHSTANDING THE TIME

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

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

3102 37th Ave W Bradenton, FL 34205-2734

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

SECOND INSERTION

NOTICE TO CREDITORS against decedent's estate on whom a THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT copy of this notice has been served must file their claims with this court IN AND FOR MANATEE COUNTY, WITHIN THE LATER OF THREE FLORIDA PROBATE DIVISION (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS CASE NO.: 2024-CP-002674 NOTICE OR 30 DAYS AFTER THE IN RE: THE ESTATE OF 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

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

December 20, 27, 2024 24-01903M

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, II

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

24-01913M

SECOND INSERTION

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 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 attornev are set forth below.

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

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-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.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED. The date of first publication of this

notice is: 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

brobinson@barneswalker.com Secondary Email: mcarmichael@barneswalker.com

December 20, 27, 2024 24-01885M

SECOND 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

SECOND 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 316~77 th~St~NWBradenton, 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

SECOND 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. Immediately following the landowners' meeting there will be convened a meeting of the Board of Supervisors for the purpose of considering certain matters of the Board to include election of certain District officers and other such business which may properly come before the Board.

> DATE: January 16, 2025 TIME: 2:30 p.m. Station # 2 Training Room PLACE: 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 obtained 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.

Brian Lamb, District Manager December 20, 27, 2024

24-01901M

SECOND 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.

December 20, 27, 2024

24-01905M

SECOND 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 & TF401U . Last Tenants: JIMMY EDWARD JOHNSON, DALE EDWARD JOHN-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.

December 20, 27, 2024

SECOND INSERTION

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

GLORIA ARACELI CASTILLO, Petitioner c/o her Attorney, Kelly A. Rode-

defenses, if any, to it on

At kelly@kellyrodenaslaw.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 demanded in the petition. The action is asking the court to decide how the following real or personal property should be divided:

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of plead-

ings.
Dated: OCTOBER 15,2024

Angelina Colonneso Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT By: (SEAL) C. Gaskin Deputy Clerk Dec. 20, 27, 2024; Jan. 3, 10, 2025

24-01899M

December 20, 27, 2024

SECOND 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. 2North Tamiami Trail, Suite $500\,$ Sarasota, Florida 34236 (PO#4337-3016) December 20, 27, 2024

24-01900M

SECOND 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: (JROSLAW (JERRY) BOHDAN BINDAS, Tenant AND ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East, LOT 215 Palmetto, Manatee County, Florida 34221

CMRR: 9589-0710-5270-0136-5694-54 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

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

24-01912M

MANATEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS 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

SECOND 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

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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

TARIN CASADONTE

DATE OF DEATH IS BARRED.

notice is December 20, 2024.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

attorney are set forth below.

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

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.

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

notice is December 20, 2024.

/s/ Terry A. Davis Terry A. Davis,

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:

SECOND 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 personal representative and the personal representative's attorney are set forth

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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@boyer.comSecondary Email: service@boyerboyer.com

December 20, 27, 2024 24-01891M

SECOND INSERTION

MARY KATHERINEN STANLEY

Deceased.

The administration of the estate of

is pending in the Circuit Court for Man-

Ave. West, Bradenton, FL 34205. The

representative and the personal repre-

sentative's attorney are set 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

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

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative:

Sharon Austin a/k/a

Sharon Brace Austin

4906 - 34th Ave W.

Bradenton, FL 34209

Attorney for Personal Representative:

December 20, 27, 2024 24-01893M

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is December 20, 2024.

Oscar T. Blasingame

oscar@floridaassetlaw.com

Florida Bar No. 6215501

St. Petersburg, FL 33701

111 - 2nd Ave. NE. Ste. 360

Telephone: 727-504-0602

service@floridaassetlaw.com

Email Addresses:

ALL CLAIMS NOT FILED WITHIN

OF THIS NOTICE ON THEM.

NOTICE.

BARRED.

All creditors of the decedent and oth-

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

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

Mary Katherine Stanley, deceased, whose date of death was July 23, 2024, atee County, Florida, Probate Division, the address of which is 1051 Manatee names and addresses of the personal and the personal representative's attorer persons having claims or demands ney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 CLAIMS NOT SO FILED

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

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)-747-8001 Florida Bar No. 1003106

SECOND INSERTION

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

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

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

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.

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.

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.

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.

notice is December 20, 2024.

Personal Representative: Mark E. Jolly

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

SECOND 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

Personal Representative: YVETTĖ EVANS 1711 13th St 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

SECOND 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 ME PERIOI 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.comDecember 20, 27, 2024 24-01890M SECOND 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

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

SECOND 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.

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 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

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

24-01902M

gteservice@grimesgalvano.com

Attorney for Petitioner

December 20, 27, 2024

SECOND INSERTION

NOTICE TO CREDITORS

Deceased. The administration of the estate of

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

NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative

sedwards@edwards-lawfirm.comDecember 20, 27, 2024 24-01894M

SECOND INSERTION

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

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

TO ALL PERSONS HAVING CLAIMS

OR DEMANDS AGAINST THIS ES-

TATE: You are notified that the administration 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 NOTIFIED THAT:

All creditors of the Decedent and other persons having claims or demand against Decedent's Estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

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

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

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

Notice is 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

SECOND INSERTION

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

PROBATE DIVISION

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

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

WILL BE FOREVER BARRED.

notice is December 20, 2024. Personal Representative:

December 20, 27, 2024 24-01884M

NOTICE TO CREDITORS File NO. 2024 CP 002588 AX

Deceased. The administration of the estate of David A. Jolly Sr., deceased, whose date

attorney are set forth below.

All other creditors of the decedent

The personal representative has no duty to discover whether any property

ALL CLAIMS NOT FILED WITHIN

The date of first publication of this

800 Bayshore Drive Terra ceia, FL 34250 Attorney for Personal Representative: Kate Smith

Secondary Email: Tammy@KateSmithLawFL.com December 20, 27, 2024 24-01896M

--- PUBLIC SALES ---

SECOND INSERTION

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

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

NOTICE OF REGULAR MEETING OF NORTHLAKE STEWARDSHIP DISTRICT

The Board of Supervisors ("Board") of the Northlake Stewardship District (the "District"), as successor in interest to Rye Ranch Community Development District, will hold public hearings and a regular meeting at 5:00 p.m., on 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 utilities, recreational amenities, conservation/mitigation, and other related public infrastructure (the "Improvements"), all as more particularly described in the District's Master Engineer's Report – Pod B Project dated March 2023, as supplemented by the Supplemental Engineer's Report (Pod B 2023 Project), dated September 2023 (together, the "Engineer's Report"), on file and available during normal business hours at the District Manager's Office.

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

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

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

The annual principal Assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. From the imposition of reallocated assessments, the District expects to collect sufficient revenues to retire no more than \$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	7	

*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]	

*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

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

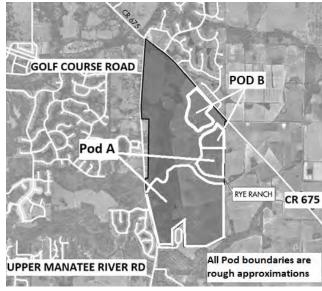
The Assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's improvements. These annual assessments may be collected on the Manatee County tax roll by the 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 issued against the property which may result in loss of title. Alternatively, if the assessments are directly collected, the failure to pay such direct bill invoice may result in the District pursuing a foreclosure action, which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

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

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

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

NORTHLAKE STEWARDSHIP DISTRICT



RESOLUTION 2023-09

[DECLARING RESOLUTION - MASTER ASSESSMENTS FOR POD B PROJECT]

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

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

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

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, 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 COMMUNITY DEVELOPMENT DISTRICT:

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

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

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

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

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

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

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

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

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

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

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

NOTICE OF PUBLIC HEARINGS

DATE: April 19, 2023

TIME: 5:00 p.m.

LOCATION: 6102 162nd Ave. East
Parrish, Florida 34219

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

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

Ad Continues on next page

--- PUBLIC SALES ---

MANATEE COUNTY

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 ascer $tained \ at \ the \ District \ Records \ Of fice. \ The \ District \ Manager \ shall \ file \ proof \ of such \ mailing \ by \ affidavit \ with \ the \ District \ Secretary.$

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

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

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

12. **EFFECTIVE DATE**. This Resolution shall become effective upon its adoption.

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

ATTEST:

Ad Cont'd from previous page

RYE RANCH COMMUNITY DEVELOPMENT DISTRICT

/s/ Crag Wrathell /s/ Stephen J Cerven

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

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

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; ADDRESSING 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

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 Resolution2023-09, 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 5:00 PM TIME 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

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

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 ---SECOND INSERTION

SECOND 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.

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,

Defendant(s),

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

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

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

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

Angelina Colonneso CLERK OF THE CIRCUIT COURT By: (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

Alyssa J. Russell 17291 W. Madison St Goodvear, AZ, 85338 480-714-6479 lyssajennah@icloud.com Representing Self, without a Lawyer

NOTICE OF HEARING REGARDING APPLICATION FOR CHANGE OF NAME SUPERIOR COURT OF ARIZONA IN

MARICOPA COUNTY Case Number: CV2024-027167 In the Matter of:

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 attor-1. NOTICE: An application for

Change of Name has been filed with

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

ing has been scheduled to consider the 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

 ${\it Dec.\,20,\,27,\,2024;\,Jan.\,3,\,10,\,2025}$ 24-01898M

SECOND INSERTION

SUMMONS BY PUBLICATION District Court Jefferson County, Colorado Court Address:

100 Jefferson County Parkway Golden, Colorado 80401 Case Number: 24DR31198 Division R Plaintiff(s)/Petitioner(s): Iwonna

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

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.

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

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

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

Dated: 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 $\hbox{E-mail: ssmbklyn@aol.com}$ Atty. Reg. #: 58224

24-01906M

Dec. 20, 27, 2024;

Jan. 3, 10, 17, 2025

SECOND INSERTION

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 ac-

tion 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 Advisor, Florida Department of Law Enforcement, 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-

ter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

DATED: 12/16/2024 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

HOW TO PUBLISH **YOUR LEGAL NOTICE**

INTHE 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

· 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.

