

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 @ 11am
Kathleen Davis
boxes, furniture, holiday bins, beach stuff, toys
Loni Britto
sale items
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
24-01919M

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 Par-rish, 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
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 of State, Tallahassee, Florida.
Dated at Bradenton, Florida, this 19th day of December, 2024.
LMR5 ENTERPRISES LLC
December 27, 2024 24-01922M

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 facilities.
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.mandarinprovescdd.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 33614.
Ruben Durand
District Manager
December 27, 2024 24-01937M

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, 3708 Manatee Ave W Bradenton, FL 34205 on January 16th, 2025 at 9: 30 AM
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
24-01916M

FIRST INSERTION
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 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 the District Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of 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
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

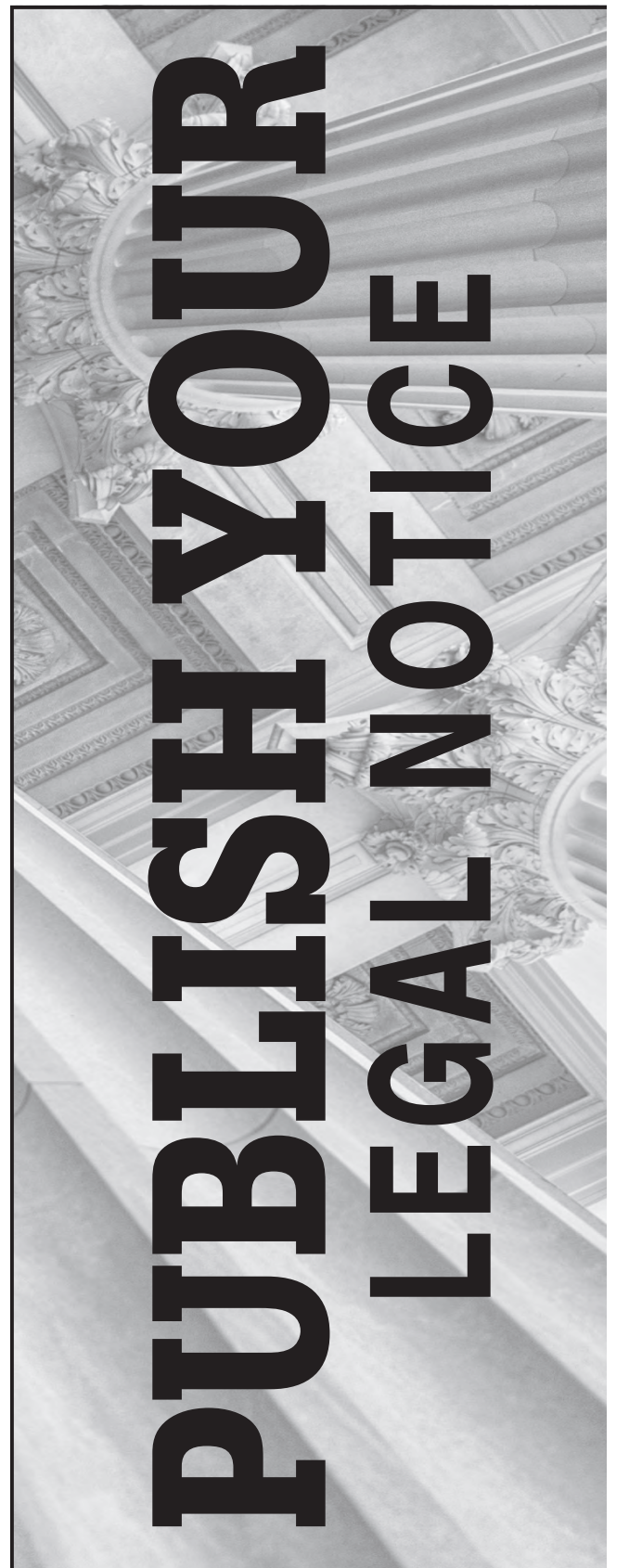
FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 01/16/2025 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

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 District ("District") intends to use the uniform method of collecting non-ad 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 Bayview 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 Manager's Office.
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
24-01927M

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 Construction 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 DEFENDANT, Tim Offhaus, in and to the following described personal property, to-wit:
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 ENCUMBRANCES, 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
24-01917M



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
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
11/20/24, V15

--- PUBLIC SALES ---

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 DISTRICT

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.

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.

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 be based.

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.

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 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.

Table with 4 columns: Product Type, ERU (per unit), Maximum Principal (per unit), Maximum Annual Installment (per unit)*. Rows include Single Family 40', 50', and 64'.

*Exclusive of fees and costs of collection or enforcement, discounts for early payment and interest.

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.

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-29

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT 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 SPECIAL 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 DEVELOPMENT DISTRICT:

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").

SECTION 5. The Assessments will defray approximately \$19,327,562.27, which 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 resolutions.

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 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.

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 property as improved.

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.

ATTEST: DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT. /s/ Kristen Suit Secretary/Assistant Secretary, /s/ Brady Lefere Chair/Vice Chair, Board of Supervisors

Exhibit A: Engineer's Report, dated November 2024. Exhibit B: Master Special Assessment Methodology Report, dated November 20, 2024. 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 JOSEPH 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: December 27, 2024. Signed on this day of 12/18/2024.

YASMIN AVILES Personal Representative 22004 71st Ave. E. Bradenton, FL 34211

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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. Moseley Attorney for Personal Representative Email: tom@bradentonattorneyatlaw.com Secondary Email: michoeh@bradentonattorneyatlaw.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 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 412023CA000363CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN JPM CHASE BANK,

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

HAWK LANDING PHASE 3, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 40, PAGES 162 THROUGH 197, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 208 DAHLIA CT, BRADENTON, FL 34212 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disabili-

ty 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 24-01935M

Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com Dec. 27, 2024; Jan. 3, 2025 24-01935M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
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
and #2, et.al.
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-

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-
MENTS THERETO, AND AS
PER PLAT THEREOF, AS RE-
CORDED IN CODOMINIUM
PLAT BOOK 10, PAGES 70 AND
71, OF THE PUBLIC RECORDS OF
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 notified 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, Deer-
field Beach, FL 33442., Attorney
for Plaintiff, a date which is within
thirty (30) days after the first pub-
lication 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, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal as-
sistance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service

at (800) 342-8011.
If you are a person with a disabil-
ity who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled 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 en-
tered 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
as:
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 subse-
quent amendments to the afore-
said.
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 at
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-
MENT.
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.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
Dec. 27, 2024; Jan. 3, 2025
24-01921M

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 en-
tered 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
as:
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 Man-
atee County, Florida, and any
subsequent amendments to the
aforesaid.
A/K/A 6220 Macaw Glen, Lake-
wood Ranch, FL 34202.
at public sale, to the highest and best
bidder, for cash, via the Internet at
www.manatee.realforeclose.com at
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-
MENT.
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.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
Dec. 27, 2024; Jan. 3, 2025
24-01924M

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 24-CA-1273
CITY OF BRADENTON,
Plaintiff, v.
NEAL WILLIAMS, II,
Defendant(s),
TO: Neal Williams, II
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-
closed here.
You are hereby notified of the insti-
tution of this action by the Plaintiff
against the Defendants, involving the
following described property in Man-
atee County, Florida, to-wit:
Lot 11, Block C, BRADEN RIV-
ER LAKES PHASE I, according
to plat thereof as recorded in Plat
Book 25, Page 42, of the Public
Records of Manatee County,
Florida.
Address: 4456 6TH Ave E, Bra-
denton, FL 34208
Parcel Number: 1127227252
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 Plaintiff's attorney or
immediately thereafter. IF A DEFEN-
DANT FAILS TO DO SO, A DEFAULT

WILL BE ENTERED AGAINST THAT
DEFENDANT FOR THE RELIEF DE-
MANDED IN THE COMPLAINT OR
PETITION.
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal as-
sistance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disabil-
ity who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled 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 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

**NOTICE OF ACTION FOR
PUBLICATION**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2024 DR 2762
IN RE: TERMINATION OF
PARENTAL RIGHTS FOR
PROPOSED ADOPTION OF
LIAM TATE RENDON and
CONNER ROGER RENDON,
Minor Child.
TO: ASHLEY TATE
DOB: 12/03/1984
Age: 40
Race: White
Hair Color: Brown
Eye Color: unknown
Height: 5'7" Weight: 175lbs.
Date of Birth of minor children: April
19, 2013 and 9/13/2014
Place of Birth of minor child: Braden-
ton, FL and Willman, Kandyohi, Min-
nesota
YOU ARE NOTIFIED that an action
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.

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal as-
sistance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Bradenton,
Florida 34206, (941) 741-4062, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.
DATED this 16 day of DECEMBER,
2024.
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
24-01920M



Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

SAVE TIME

Email your Legal Notice

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

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



W/B037_V01

PUBLISH YOUR LEGAL NOTICE

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 Peti-
tion to terminate your parental rights
and permanently commit the follow-
ing children for adoption: R.C.H. born

on 10/16/2015 and R.A.H. born on
08/20/2018. You are hereby command-
ed 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, con-
tact Gulfcoast Legal Services at (941)
746-6151 or www.gulfcoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.

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

Please contact the Manatee County
Jury Office, P.O. Box 25400, Bradenton,
Florida 34206, (941) 741-4062, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.

WITNESS, my hand as Clerk of said
Court and the Seal thereof, this 2 day of
DECEMBER, 2024.

Clerk of Court
By: (SEAL) C. Hoatland
Deputy Clerk

Dec. 6, 13, 20, 27, 2024 24-01823M

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# FT-
23524SL1876B; Title #0004961351 and UNIDENTIFIED PERSONAL
PROPERTY INSIDE IT, WITHIN THE MOBILE HOME OR ON THE
CURTILAGE.

You may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)
Unless you pay the reasonable costs of storage and advertising, if any, for all the
above described property and take possession of the property which you claim, not
later than **January 7, 2025** at 11:00 a.m., may be disposed pursuant to Florida
Statutes §715.109.

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

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

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

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: PHILLIP DEWAYNE MINDER, Tenant
AND ANY UNKNOWN PARTY(S) IN POSSESSION AT:
900 9th Avenue East, LOT 64
Palmetto, Manatee County, Florida 34221
CMRR: 9589-0710-5270-0136-5694-47

When you vacated the premises at 900 9TH AVENUE EAST, LOT 64, 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
December 20, 27, 2024

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

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

IV202676_V15



How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

IV202676_V16

--- 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

NORTHLAKE STEWARDSHIP DISTRICT

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 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").

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").

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").

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 benefitted properties are assessed.

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.

Pod B - Bond Assessments Apportionment

Table with 6 columns: Product Type, Revised Development Plan, Total Cost Allocation*, Total Bond Assessment Apportionment, Bond Assessment Apportionment per Unit, Annual Debt Service per Unit**. Rows include SF 40', SF 50', SF 60', and a Total row.

*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.

Pod B - Assessment Area One Series 2023 Bond Assessments Apportionment

Table with 6 columns: 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**. Rows include SF 40', SF 50', SF 60', and a Total row.

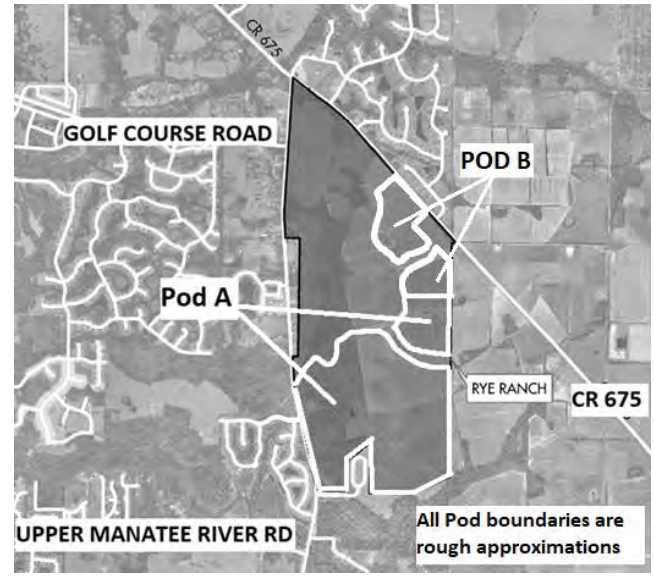
*Please note that cost allocations to units herein are based on the ERU benefit allocation illustrated in Table 2B
**Includes county collections costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The Assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the District's improvements. These annual assessments may be collected on the Manatee County tax roll by the Manatee County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

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.



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 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

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Legal notice banner with text: HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER, CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

