

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of A Clearview Solution located at 1201 6TH AVE W SUITE #100 in the City of BRADENTON, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 25th day of December, 2024.  
 Stephanie Vargas  
 January 3, 2025 25-00002M

**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 fictitious name of MANATEE RIVER ASSISTED LIVING located at 820 5th Street West, in the County of MANATEE in the City of PALMETTO, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated at SARASOTA, Florida, this 9th day of December, 2024.  
 DIVINE SENIOR SERVICES LLC, a Florida limited liability company  
 January 3, 2025 25-00005M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice is hereby given that on 01/17/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1961 SPAR mobile home bearing vehicle identification number 305011612S001 and all personal items located inside the mobile home. Last Tenant: Gary James Reynolds and Tanja Conwell. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.  
 January 3, 10, 2025 25-00013M

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hollister Notary Services located at 5281 69th St E Suite 203 in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 23rd day of December, 2024.  
 Darlene Hollister  
 January 3, 2025 25-00006M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY**  
 Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via [www.selfstorageauction.com](http://www.selfstorageauction.com) on 01/23/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B3028	Kristine Hansen	Furniture, appliances, boxes
Unit D7027	Kristine Hansen	Appliances, furniture, boxes
Unit B3048	Sheila Taylor	Furniture, boxes
Unit C4093	Michael Schott	Tools, boxes, totes
Unit C5081	Jodi Jarvis	Electronics, clothing, totes
Unit C5144	Princess Mitchell-Vegas	Furniture, Boxes
Unit D7042	Carol F Foster	Boxes, bags, totes, furniture
Unit C4047	Heather Miklinski	Furniture, boxes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 Please contact the property with any questions. (941)263-7814  
 January 3, 10, 2025 25-00009M

**FIRST INSERTION**  
**NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT**  
 The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on Tuesday, January 21, 2025, at 5:00 p.m. at **The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219.** The Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.  
 The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained 2700 S. Falkenburg Rd, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.  
 Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 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.  
 Stephanie DeLuna  
 District Manager  
 January 3, 2025 25-00012M

**FIRST INSERTION**  
**DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.**  
 The Board of Supervisors ("Board") of the Del Webb Sunchase Community Development District ("District") will hold a public hearing and regular meeting as follows:  
 DATE: January 22, 2025  
 TIME: 10:00 A.M.  
 LOCATION: 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 receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.  
 The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.  
 Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  
 Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  
 Kristen Suit  
 District Manager  
 January 3, 10, 2025 25-00003M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Notice of Public Auction for money due on storage units. Auction will be held on January 20, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.  
**3602 14th street W Bradenton FL 34205**  
 Jose Gonzalez 4171 \$225.42  
 Gabriela GonzalesGallegos 2121 \$193.20  
 Severo Covian 4095 \$384.80  
 Cory Epkin 3060 \$640.65  
 Gwendolyn Gibson 1072 \$283.20  
 Sherrie Smith 3031 \$828.60  
 Dorothy Davis 2031 \$352.25  
 John Martin 4193 \$621.15  
 Geoffrey Durozca 3101 \$865.65  
 Geoffrey Durozca 3003 \$1,76.95  
 Lexus Myers 3073 \$265.30  
 Lance Lamoremux 1075 \$501.85  
 Christian Rios 4013 \$827.29  
 Alan Roberts 4045 \$478.90  
**7735 US 41 Palmetto, FL 34221**  
 Andrew Roberts 0206 \$386.20  
 Jarrett Cotton 0130 \$430.10  
 January 3, 10, 2025 25-00004M

**FIRST INSERTION**  
**NOTICE OF RULEMAKING BY MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT**  
 A public hearing will be conducted by the Board of Supervisors of the Mandarin Grove Community Development District ("District") on February 6, 2025, at 2:00 p.m., at 6015 Exchange Way, Bradenton, FL 34202.  
 In accordance with Chapters 190 and 120, *Florida Statutes*, the District hereby gives the public notice of its intent to adopt Amenity Rules and Rates ("Amenity Rules and Rates") for District publications.  
 The proposed Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Rules and Rates is to provide for efficient and effective District operations of the District' amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. Prior Notice of Rule Development was published in *The Business Observer* on December 27, 2024.  
 Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.  
 The public hearing 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 public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based.  
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by calling (813) 769-6585 (hereinafter, the "District Office") at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1-800-955-8770 (Voice), who can aid you in contacting the District Office.  
 Ruben Durand, District Manager  
 Mandarin Grove Community Development District  
 January 3, 2025 25-00011M

**FIRST INSERTION**  
**NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2025 PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT**  
**NOTICE IS HEREBY GIVEN** that the Board of Supervisors of the Parrish North Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2025 to be held at **Station # 2 Training Room located at 3804 N Rye Road Parrish, Florida 34219** on the following dates at 2:30 p.m.:

January 16, 2025	2:30 p.m.
February 20, 2025	2:30 p.m.
*March 20, 2025	2:30 p.m.
*April 17, 2025	2:30 p.m.
*May 15, 2025	2:30 p.m.
*June 26, 2025	2:30 p.m.
*July 17, 2025	2:30 p.m.
*August 21, 2025	2:30 p.m.
*September 18, 2025	2:30 p.m.

\* Please note that meeting locations may change.  
 The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.  
 There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.  
 Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.  
 If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence upon which the appeal is based.  
 Brian Lamb  
 District Manager  
 January 3, 2025 25-00010M



**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 fulfill 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](http://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](mailto:legal@businessobserverfl.com)



--- SALES ---

FIRST INSERTION

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

**CASE NO.:**  
**412024CA001017CAAXMA**  
**LAKEVIEW LOAN SERVICING, LLC,**  
**Plaintiff, vs.**  
**MARIA E. CORTES JIMENEZ;**  
**ARTISAN LAKES MASTER ASSOCIATION INC.; ESPLANADE AT ARTISAN LAKES COMMUNITY ASSOCIATION INC.; ELOY JUVENTINO GARCIA; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,**  
**Defendants.**  
 NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pend-

ing in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) at 11:00 AM on the 28 day of January, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 760, OF ARTISAN LAKES EAVES BEND, PHASE II, SUB-PHASES A, B & C, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 69, PAGE 176, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 PROPERTY ADDRESS: 6259 SPRINGMONT LOOP, PALMETTO, FL 34221  
 IF YOU ARE A PERSON CLAIMING

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 23 day of December 2024.  
 By: /s/ Lindsay Maisonet  
 Lindsay Maisonet, Esq.  
 Bar Number: 93156  
 Submitted by:  
 De Cubas & Lewis, P.A.  
 PO Box 5026  
 Fort Lauderdale, FL 33310  
 Telephone: (954) 453-0365  
 Facsimile: (954) 771-6052  
 Toll Free: 1-800-441-2438  
 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516  
[eservice@decubaslewis.com](mailto:eservice@decubaslewis.com)  
 24-01826  
 January 3, 10, 2025 25-00008M

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024 CP 2727**  
**Division Probate**  
**IN RE: ESTATE OF Robert S. Clark, Jr. Deceased.**

The administration of the estate of ROBERT S. CLARK, JR., deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is January 3, 2025.

**Personal Representative:**

**MAUREEN O'HARA**  
 6917 9th Court East  
 Sarasota, FL 34243  
 Attorney for Personal Representative:  
 Marla Stewart Owezarek, Esq.  
 Florida Bar No. 1021687  
 Affordable Attorney  
 Gerling Law Group Chartered  
 6148 State Road 70 East,  
 Bradenton, FL 34203  
 Telephone: (941) 756-6600  
 Email:  
[attorney@gerlinglawgroup.com](mailto:attorney@gerlinglawgroup.com)  
 January 3, 10, 2025 25-00007M

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024 CP 2315**  
**Division PROBATE**  
**IN RE: ESTATE OF BARBARA A. KEPPLER, Deceased.**

The administration of the estate of BARBARA A. KEPPLER, deceased, whose date of death was August 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

NOTWITHSTANDING THE TIME 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: January 3, 2025.

Signed on this 19th day of December, 2024.

**LISA J. STOTTLEMYER**

**Personal Representative**  
 4628 Hidden Forest Lane  
 Sarasota, FL 34235  
 W. Lee McGinness  
 Attorney for Personal Representative  
 Florida Bar No. 0520550  
 MacLeod, McGinness & Bowman, P.A.  
 1800 Second Street, Suite 971  
 Sarasota, FL 34236  
 Telephone: 941-954-8788  
 Email: [lee@mandm-law.com](mailto:lee@mandm-law.com)  
 Secondary Email:  
[tamara@mandm-law.com](mailto:tamara@mandm-law.com)  
 January 3, 10, 2025 25-00016M

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024CP002726AX**  
**IN RE: ESTATE OF CHRISTIN L. PERKINSON Deceased.**

The administration of the estate of Christin L. Perkinson, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is January 3, 2025.

**Personal Representative:**

**Lynda S. Blaylock**  
 7242 Greystone Street  
 Lakewood Ranch, Florida 34202  
 Attorney for Personal Representative:  
 DEBRA L. BOJE, Attorney  
 Florida Bar Number: 949604  
 GUNSTER, YOAKLEY & STEWART  
 401 E. Jackson Street, Suite 1500  
 Tampa, Florida 33602  
 Telephone: (813) 222-6614  
 Fax: (813) 314-6914  
 E-Mail: [dboje@gunster.com](mailto:dboje@gunster.com)  
 Secondary E-Mail:  
[snieder@gunster.com](mailto:snieder@gunster.com)  
 Secondary E-Mail:  
[eservice@gunster.com](mailto:eservice@gunster.com)  
 January 3, 10, 2025 25-00014M

FIRST INSERTION

**NOTICE TO CREDITORS** IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2024-CP-002620**  
**Division Probate**  
**IN RE: ESTATE OF MARK WILLIAM PHILLIPS, Deceased.**

The administration of the estate of Mark William Phillips, deceased, whose date of death was October 17, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 January 3, 2025.

**Personal Representative:**

**Kimberly Garrett Phillips, a/k/a Kimberly Phillips, a/k/a Kimberly Garrett James, a/k/a Kimberly Ford Phillips**  
 468 Maple Oak Lane  
 Charleston, South Carolina 29414  
 Attorney for Personal Representative:  
 Shumaker, Loop & Kendrick, LLP  
 Ashley S. Hodson  
 Florida Bar No. 064883  
 240 S. Pineapple Avenue, 9th Floor  
 Sarasota, Florida 34236  
 Telephone: 941-364-2723  
 E-Mail Addresses:  
[ahodson@shumaker.com](mailto:ahodson@shumaker.com)  
[mward@shumaker.com](mailto:mward@shumaker.com)  
 January 3, 10, 2025 25-00015M

SAVED



Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication



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](http://www.floridapublicnotices.com).

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

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**SUBSEQUENT INSERTIONS**

--- ACTIONS / PUBLIC SALES ---

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 1/16/25 @ 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](http://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

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

Facility Address  
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](http://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

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

Facility Address: 5225 Caruso Road, Bradenton, FL 34203  
Phone Number: 941-216-0233  
Time of Sale: January 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](http://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

**SECOND 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](http://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](http://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

**SECOND 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

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207  
Phone Number 941-866-6675  
Time of Sale 01/16/2025 9:30am  
Bonnie Woods- Household Goods  
Kaitlin Gonzalez- Household Goods

The auction will be listed and advertised on [www.storagetreasures.com](http://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

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 4805 96th St E, Palmetto, FL 34221 on January 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](http://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

**SECOND INSERTION**

**NOTICE OF PUBLIC SALE**

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

**THIRD 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 defenses, if any, to it on

**GLORIA ARACELI CASTILLO,** Petitioner c/o her Attorney, Kelly A. Rodenas, Esq

At [kelly@kellyrodenaslaw.com](mailto: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 at 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief de-

manded 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 pleadings.

Dated: OCTOBER 15, 2024  
Angelina Colonnese  
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

**Q&A**

**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.

**VIEW NOTICES ONLINE AT**  
**Legals.BusinessObserverFL.com**

To publish your legal notice email:  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

IVB27 V6

**SAVE TIME**



**Email your Legal Notice**

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) • **Deadline Wednesday at noon** • **Friday Publication**

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PINELLAS • POLK • LEE • COLLIER • CHARLOTTE

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

IV2024 V15

**PUBLISH YOUR LEGAL NOTICE**

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

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

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

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

IV2024 V15

## -- ACTIONS / SALES --

## SECOND 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 DECLAR-  
ATION OF CONDOMINIUM  
THEREOF, AS RECORDED IN  
OFFICIAL RECORDS BOOK  
977, PAGE 899, AND AMEND-  
MENTS THERETO, AND AS PER  
PLAT THEREOF, AS RECORDED  
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, 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 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 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 assis-  
tance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

WITNESS my hand and the seal of  
this Court this 20TH day of DECEM-  
BER, 2024.

ANGELINA COLONNOSO  
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

## FOURTH INSERTION

**NOTICE OF ACTION**  
**TERMINATION OF PARENTAL**  
**RIGHTS**

IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR  
MANATEE COUNTY  
**CASE NO. 2022-DP-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 Peti-  
tion to terminate your parental rights  
and permanently commit the follow-  
ing child for adoption: G.M. born on  
09/22/2016 You are hereby command-  
ed to appear on January 13, 2025, at  
2:00 PM before the Honorable Gilbert  
A. Smith, Jr. at the Manatee County  
Judicial Center, Courtroom 3A, 1051  
Manatee Ave West Bradenton, Florida  
34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY AP-  
PEAR AT THIS ADVISORY HEAR-  
ING CONSTITUTES CONSENT TO  
THE TERMINATION OF PAREN-  
TAL RIGHTS OF THIS CHILD (OR  
CHILDREN). IF YOU FAIL TO AP-  
PEAR ON THE DATE AND TIME  
SPECIFIED, YOU MAY LOSE ALL  
LEGAL RIGHTS AS A PARENT TO  
THE CHILD OR CHILDREN  
NAMED IN THIS NOTICE.

WITNESS, my hand as Clerk of said  
Court and the Seal thereof, this 10 day  
of DECEMBER, 2024.  
Angelina Colonnoso  
Manatee County  
Clerk of The Circuit Court  
By: (SEAL) C. Hoatland  
Deputy Clerk  
Dec. 13, 20, 27, 2024; Jan. 3, 2025

In and for Manatee County:

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

If you are a person with a disability  
who needs any accommodations in or-  
der to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Manatee County  
Jury Office, P.O. Box 25400, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
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 Colonnoso  
Manatee County  
Clerk of The Circuit Court  
By: (SEAL) C. Hoatland  
Deputy Clerk  
Dec. 13, 20, 27, 2024; Jan. 3, 2025

24-01875M

## SECOND INSERTION

**NOTICE OF 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 ENTITLED  
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

## SECOND 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 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 ENTITLED  
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

## THIRD 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**  
**Borowic**

**Defendant(s)/Respondent(s):**  
**Waldemar Borowic**  
**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 clerk of this court an answer or oth-  
er 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 pub-  
lication. A copy of the complaint [peti-  
tion] may be obtained from the clerk of  
the court.

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

This is an action: Petitioner is seek-  
ing 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 re-  
sponse 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, con-  
tact Gulfoast Legal Services at (941)  
746-6151 or www.gulfoastlegal.org,  
or Legal Aid of Manasota at (941) 747-  
1628 or www.legalaidofmanasota.org.  
If you do not qualify for free legal assis-  
tance or do not know an attorney, you  
may email an attorney referral service  
(listed in the phone book) or contact  
the Florida Bar Lawyer Referral Service  
at (800) 342-8011.

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

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

24-01906M

## SECOND 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 institu-  
tion of this action by the Plaintiff  
against the Defendants, involving the  
following described property in Mana-  
tee 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 PUBLI-  
SHED 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 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 disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain assis-  
tance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

WITNESS my hand and the seal of  
this Court on 12/20, 2024.

Angelina Colonnoso  
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

## SECOND INSERTION

**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**  
**CONNOR 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, Kandiyohi, 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 default  
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 assis-  
tance or do not know an attorney, you  
may email an attorney referral service  
(listed in the phone book) or contact  
the Florida Bar Lawyer Referral Service  
at (800) 342-8011.

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

DATED this 16 day of DECEMBER,  
2024.

ANGELINA "ANGEL" COLONNOSO  
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

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 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.storage treasures.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.

24-01916M

## SECOND INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 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.storage treasures.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.

24-01916M

## SECOND 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-  
trict ("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 author-  
izing 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 fin-  
ancing, acquiring, maintaining and/or operating community development facili-  
ties, 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 pro-  
visions 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 Ra-  
ton, 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-  
ager'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,

--- PUBLIC SALES ---

SECOND 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. 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, *Florida 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 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. 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.

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	ERU (per unit)	Maximum Principal (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

*\*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. 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 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 benefited 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 ---

SECOND 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

SECOND INSERTION

**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

**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: flmail@raslg.com  
 Dec-004492 - MIM  
 Dec. 27, 2024; Jan. 3, 2025  
 24-01935M