

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 01/21/2025 12:00 AM, the following Personal Property will be sold at public auction pursuant to F.S.715.109: 1963 FORT VIN# 101103 Last Known Tenants: Sergio Mercado Sale to be held at: Bedrock Southern Pines LLC 925 301 Blvd. E Bradenton, FL 34203 (Manatee County) (813) 906-5310
 January 10, 17, 2025 25-00032M

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that 53RD AVE EAST LLC, OWNER, desiring to engage in business under the fictitious name of YOWASH located at 3142 53RD AVE E, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 January 10, 2025 25-00023M

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that JAY GORDON LLC, OWNER, desiring to engage in business under the fictitious name of STATIC FREE DESIGNS located at 4110 41ST ST W, BRADENTON, FLORIDA 34205 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 January 10, 2025 25-00022M

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that RAHTID VENTURE 1 LLC, OWNER, desiring to engage in business under the fictitious name of J & S LAWN SERVICE located at 5438 LOCKWOOD RIDGE ROAD, #409, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 January 10, 2025 25-00024M

FIRST INSERTION
NOTICE OF BOARD MEETING
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT
 Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **January 23, 2025, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at <https://www.wcedd.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

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 Empire Computers located at 7215 21st St. East in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 3rd day of January, 2025.
 Stealth Technology Group, Inc.
 Michael Bannach
 January 10, 2025 25-00036M

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 CORSO FACILITY SOLUTIONS located at 2710 112TH PL E in the City of PARRISH, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 30th day of December, 2024.
 CORSO AIR SERVICES, LLC
 January 10, 2025 25-00017M

FIRST INSERTION
FICTITIOUS NAME NOTICE
 Notice is hereby given that RAHTID VENTURE 1 LLC, OWNER, desiring to engage in business under the fictitious name of J AND S LAWN SERVICE located at 5438 LOCKWOOD RIDGE ROAD, #409, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
 January 10, 2025 25-00025M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 ADVERTISEMENT OF SALE Property described below will be sold per the Florida Self Storage Facility Act. Sale on Saturday the 25th day of January, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 michael coy. John Barbour. James Miller Sale is subject to cancellation in the event of settlement between owner and obligated party.
 January 10, 17, 2025 25-00027M

In accordance with Sections 119.071(3)(a) and 286.0113, *Florida Statutes*, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. 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.

Each person who decides to appeal any action taken at these meetings 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.

Jason Greenwood, District Manager
 Governmental Management Services - Tampa, LLC
 January 10, 2025 25-00028M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1977 RAMA HS 20620266AK & 20620266BK. Last Tenants: FREDERICK NOEL CLARK and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925
 January 10, 17, 2025 25-00048M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1975 DELW HS L0518DA & L0518DB. Last Tenants: LORETTA MARY PICI and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 January 10, 17, 2025 25-00050M

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 Staebler Consulting located at 409 Petrel Trail in the City of Bradenton, Manatee County, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 7th day of January, 2025.
 Anmex Realty Services LLC
 Patricia Staebler
 January 10, 2025 25-00043M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1978 TROP HS 2296A & 2296B. Last Tenants: MARILYN PARRY, NANCY ELIZABETH PARRY, RICHARD PARRY, AND UNKNOWN PARTY IN POSSESSION and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 January 10, 17, 2025 25-00046M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on January 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.
PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
 0006 - Wagner, Paul Jon; 0110 - Pryor, Jeremiah; 0147 - Williams, Melody Frazier; 0170 - Jackson, Lauren; 0547 - Baity, Tiara; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2095 - Miller, Nadia; 2155 - Miller, Nadia; 2167 - Waiters, Leslie; 2248 - Picciano, John; 3007 - Picciano, John; 3063 - Galloway, William; 3076 - Barger, Paul; 3090 - Colson, Vivian; 3092 - Puffenberger, Tina K; 3181 - Stanton Jr, Lindon; 3228 - Tolson, Tiffany; 4018 - Ahier, Clinton; 4046 - Ibarra, Margarita; 4117 - White, Jessica; 4180 - Dunlap, Dwayne; 4186 - Harris, Gwindolyn
PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
 0126 - saint-cyr, Zabd; 0210 - Attilus, Jean; 0331 - Sculara, Joe; 0424 - Ceurvels, Kelly; 0427 - Mckibbin, Dwan; 0455 - Salinas, Izabel Eva; 0474 - Washington, David; 0492 - Longchamps, Karl; 0518 - Streckert, Beverly; 0531 - wiggins, Marybeth; 0603 - Meclendon, Katie; 0619 - bonner, Torquilla; 0620 - Feliciano, Elizabeth; 0660 - Lawson, James; 0667 - Christmas, Lisa; 0670 - Tedder, Keith; 0676 - Cheaves, Latoya; 0814 - Burks, Tavares; 0820 - Braswell, Consuella; 0825 - Wilson, Logan; 2003 - Ervin, Beverly; 2030 - Canniff, Zebulon; 2087 - Souffrant, Regine; 2097 - Townsel, Tanisha; 0637-Brione Brown; 2034-Anthony Monteleone
PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
 A06CC - Tucker, Alisha; A40 - gaines, Ricky; C04 - Welsh, Margaret; C13 - Ketchen, Cameron; C28 - Menchaca, Miren; C39 - Colvin, David; K31 - Burns, Chantia; L07CC - kapell, susan; E40CC-Hassan Coleman
PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
 1053 - Mayer, Jerome; 1227 - Bishop, Dawn; 1408 - Tindal, Jessica; 2008 - Rutigliano, Nicholas; 2202 - Rodman, Shakeitha; 2345 - Power, Krystle; 3175 - Klemm, Linda; 3233 - halford, Brittny; 3305 - Fuentes, Joaquin
PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
 A014 - lawrence, tiffaney; A067 - Maxwell, Hermearna; B014 - Hiler, Kathy; B035 - Mckinney, Kathryn; B050 - Cameron, Sandy; C007 - Tomlin, Carrie; C031 - Bond, Sabrina; C040 - crisp, Renee; C071 - Johnson, Shannon; C097 - Milton, Mercedes; C098 - Lewis, Cynthia; C18 - Malinowski, Dawn; C127 - Hale, William; D035 - Gonzalez, Taylor; D044 - Gatling, Troy; D054 - Sandoval, Adrian; E002 - Hartley, Rebecca; E018 - Lane, Tammy; F027 - Duche, Lori; G001 - Jessmon, Noel; G007 - Rafferty, Danielle; G010 - Dyer, David; G016 - Jackson, Dallas; G038 - Simmons, Brett; H040 - Martindale, Zachary; J033 - Cannon, Candice; J039 - Settles, Abreal; J047 - Gibby, Jennifer; J058 - Rosado, Vanessa; K015 - Barnes, Benisia; K022 - Adams, Annie; K028 - Carnegie, Chloe
PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
 0121 - Nunez, Sheila; 0133 - Shuler, Samantha; 0206 - Barber, Lindsey; 0222 - Foster, Michael; 0271 - Machado, Charles; 0311 - Levatte, Tedra; 1093 - Stephens, Tom; 1103 - Joseph, Papouche; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2011 - Pola, Nanesha; 2024 - Dillman, Jamie; 2065 - Agustin, Adileni; 2098 - Taylor, Kevin; 2126 - alvear, Laura; 2235 - Agustin, Adileni; 3073 - Brewer, Shredra; 3164 - Thomas, Martnes; 3205 - Williams, Santyera
 Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.
 January 10, 17, 2025 25-00026M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 KROPP HS 7012A & 7012B. Last Tenants: PATSY HEUBERGER; IF DECEASED, ET AL and all unknown parties beneficiaries heirs. Sale to be at PLANTATION VILLAGE OWNER LLC DBA TERRA PALMS, 211 63RD AVE W, BRADENTON, FL 34207. 941-756-2010.
 January 10, 17, 2025 25-00051M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1976 BAYW HS BF61174U & BF61174X. Last Tenants: JEAN ANN COMISKEY AND JACK COMISKEY and all unknown parties beneficiaries heirs. Sale to be at MHC COLONY COVE, LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 January 10, 17, 2025 25-00047M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 CERTIFIED FLEET SERVICES, LLC MV 80770
 7501 15TH STREET EAST SARASOTA, FL 34243 (MANATEE County)
 941-531-5151
NOTICE OF MECHANIC'S LIEN
 Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.
 Date of Sale: 1/28/2025 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 CURRENT LOCATION OF VEHICLE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 2006 INTL 4000 VIN# 1HTMMAAM06H258156 AMOUNT TO REDEEM \$7487.17
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

FIRST INSERTION
NOTICE OF PUBLIC SALE
 CERTIFIED FLEET SERVICES, LLC MV 80770
 7501 15TH STREET EAST SARASOTA, FL 34243 (MANATEE County)
 941-531-5151
NOTICE OF MECHANIC'S LIEN
 Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.
 Date of Sale: 1/28/2025 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 CURRENT LOCATION OF VEHICLE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 2006 INTL 4000 VIN # 1HTMMAAM06H258156 AMOUNT TO REDEEM \$630.98
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

FIRST INSERTION
NOTICE OF PUBLIC SALE
 CERTIFIED FLEET SERVICES, LLC MV 80770
 7501 15TH STREET EAST SARASOTA, FL 34243 (MANATEE County)
 941-531-5151
NOTICE OF MECHANIC'S LIEN
 Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.
 Date of Sale: 1/28/2025 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 CURRENT LOCATION OF VEHICLE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 2005 INTL 4000 VIN# 1HTMAAN05H104313 AMOUNT TO REDEEM \$1789.40
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

FIRST INSERTION
NOTICE OF PUBLIC SALE
 CERTIFIED FLEET SERVICES, LLC MV 80770
 7501 15TH STREET EAST SARASOTA, FL 34243 (MANATEE County)
 941-531-5151
NOTICE OF MECHANIC'S LIEN
 Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.
 Date of Sale: 1/28/2025 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 CURRENT LOCATION OF VEHICLE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 1989 BLUB WANDERLODGE VIN# 1BBCKB389KF030558 AMOUNT TO REDEEM \$7487.17
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

FIRST INSERTION
NOTICE OF PUBLIC SALE
 CERTIFIED FLEET SERVICES, LLC MV 80770
 7501 15TH STREET EAST SARASOTA, FL 34243 (MANATEE County)
 941-531-5151
NOTICE OF MECHANIC'S LIEN
 Notice of claim of lien and intent to sell vehicle pursuant to subsection 713.585 of the Florida Statutes.
 Date of Sale: 1/28/2025 @ 10:30 AM TO TAKE PLACE AT:
 LOCATION OF SALE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 CURRENT LOCATION OF VEHICLE: 7501 15TH STREET EAST, SARASOTA, FL 34243
 2006 INTL 4000 VIN # 1HTMMAAM06H258156 AMOUNT TO REDEEM \$630.98
 The lien claimed by the lienor is subject to enforcement pursuant to Section 713.585, F.S., and the vehicle may be sold to satisfy the lien. The lien is claimed for labor, services performed, and storage charges, if any, and the amount due in cash on the day of the sale, if paid to the lienor, would redeem the motor vehicle. At any time before the date of the sale or proposed sale the owner or any person claiming an interest or a lien on the vehicle may file a demand for hearing with the Clerk of the Circuit Court in the county where the vehicle is held to determine whether the vehicle has been wrongfully taken or withheld from him or her. At any time before the date of the sale or proposed sale a customer or a person of record claiming a lien on the vehicle may post a cash or surety bond in the amount stated on the invoice with the Clerk of the Circuit Court where the disputed transaction occurred.

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 IVYSTREET MANAGEMENT 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 5th day of January, 2025.
 Michael Grbic
 January 10, 2025 25-00037M

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 Primal Print & Marketing located at 6209 Willow Beck Ln apt 104 in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 3rd day of January, 2025.
 Megan Collins
 January 10, 2025 25-00035M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Self Storage Sale Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Austin D Hoaglin unit #H10011; Manoj Jayantibhai Patel unit #V10107; Kathleen Heasley unit #V10107; Grant Hubbard unit #V10406; Delani Davis unit #V10417; Richard White unit #V11010; Eyela Oliver unit #V10312; Tara Rowland unit #H10308; Alyssa M Quiles unit #V10144; Doehler K Head unit #H10007; Shawntae Smith unit #H10716; Tasha D James unit #V10118. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 10, 17, 2025 25-00018M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Self Storage Sale Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Austin D Hoaglin unit #H10011; Manoj Jayantibhai Patel unit #V10107; Kathleen Heasley unit #V10107; Grant Hubbard unit #V10406; Delani Davis unit #V10417; Richard White unit #V11010; Eyela Oliver unit #V10312; Tara Rowland unit #H10308; Alyssa M Quiles unit #V10144; Doehler K Head unit #H10007; Shawntae Smith unit #H10716; Tasha D James unit #V10118. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 10, 17, 2025 25-00018M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Self Storage Sale Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Austin D Hoaglin unit #H10011; Manoj Jayantibhai Patel unit #V10107; Kathleen Heasley unit #V10107; Grant Hubbard unit #V10406; Delani Davis unit #V10417; Richard White unit #V11010; Eyela Oliver unit #V10312; Tara Rowland unit #H10308; Alyssa M Quiles unit #V10144; Doehler K Head unit #H10007; Shawntae Smith unit #H10716; Tasha D James unit #V10118. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 10, 17, 2025 25-00018M

FIRST INSERTION
NOTICE OF PUBLIC SALE
 Notice of Self Storage Sale Please take notice Prime Storage - Bradenton located at 512 Cortez Road W Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storagetreasures.com on 1/28/25 at 12:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Austin D Hoaglin unit #H10011; Manoj Jayantibhai Patel unit #V10107; Kathleen Heasley unit #V10107; Grant Hubbard unit #V10406; Delani Davis unit #V10417; Richard White unit #V11010; Eyela Oliver unit #V10312; Tara Rowland unit #H10308; Alyssa M Quiles unit #V10144; Doehler K Head unit #H10007; Shawntae Smith unit #H10716; Tasha D James unit #V10118. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
 January 10, 17, 2025 25-00018M

Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.
 Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.
 Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.
 January 10, 2025 25-00019M

Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.
 Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.
 Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.
 January 10, 2025 25-00020M

Notice that the owner of the motor vehicle has a right to recover possession of the motor vehicle without instituting judicial proceedings by posting a bond in accordance with the provisions of Florida Statute 559.917.
 Notice that any proceeds from the sale of the motor vehicle remaining after payment of the amount claimed to be due and owing to the lienor will be deposited with the Clerk of the Circuit Court for disposition upon court order pursuant to subsection (6) of Florida Statute 713.585.
 Notice that the lienor will make the vehicle available for inspection during regular business hours within 3 business days after receiving a written request to inspect the vehicle from a notice recipient, whom may present either a copy of an electronic title or a paper title as evidence of his or her interest in and right to inspect the vehicle.
 January 10, 2025 25-00021M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 002044
Division Probate Division
IN RE: ESTATE OF
NANCY J. HURLEY a/k/a
NANCY JANE HURLEY
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY J. HURLEY a/k/a NANCY JANE HURLEY, deceased, File Number 2024 CP 002044, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was December 8, 2023; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
JOHN D. HURLEY
4913 37th Street East
Bradenton, Florida 34203
RHONDA D. ROBERGE
35 Shadow Brook Lane
Clayton, Georgia 30525
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration

must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is January 10, 2025.

Person Giving Notice:

JOHN D. HURLEY
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Person Giving Notice:
JENNA KYLE MELTZER
E-mail Address:
jmelzert@blalockwalters.com
Secondary E-mail Address:
jschembri@blalockwalters.com
Alternate Secondary E-mail:
mchapman@blalockwalters.com
Florida Bar No. 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
January 10, 17, 2025 25-00052M

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 002667
Division Probate
IN RE: ESTATE OF
THOMAS T. LABELLE
a/k/a THOMAS THEODORE
LABELLE a/k/a
THOMAS T. LA BELLE
Deceased.

The administration of the estate of THOMAS T. LABELLE a/k/a THOMAS THEODORE LABELLE a/k/a THOMAS T. LA BELLE, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412024CP002660CPAXMA
Division Probate
IN RE: ESTATE OF
EUGENE S. COSKLO,
aka N/A
Deceased.

The administration of the estate of EUGENE S. COSKLO, also known as N/A, deceased, whose date of death was September 16, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002630
IN RE: ESTATE OF
JOYCE ELAINE CAMPBELL,
Deceased.

The administration of the Estate of JOYCE ELAINE CAMPBELL, Deceased, whose date of death was September 30, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: January 10, 2025.

Laurie J. Ploehn
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Justin Najmy, Esq.
Attorney for
Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
astrong@najmythompson.com
January 10, 17, 2025 25-00044M

FIRST INSERTION

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 10, 2025.

Personal Representative:

ROBIN S. LABELLE
a/k/a ROBIN S. LA BELLE
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
JENNA KYLE MELTZER, Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: jmelzert@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
January 10, 17, 2025 25-00053M

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.

FIRST INSERTION

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.

Signed on this 8TH day of JANUARY, 2025.

KATHRYN M. COSKLO

Personal Representative
165 Crystal Lake Road
Fell Twp, PA 18407
David Zachary Smith, Esq.
Attorney for Personal Representative
Florida Bar No. 0968110
SMITH & SMITH GROUP, PLLC
10491 Ben C. Pratt/6 Mile Cypress
Parkway
Box 256
Fort Myers, Florida 33966
Telephone: 239-400-5205
Email: losspe@gmail.com
Secondary Email: losspe@aol.com
January 10, 17, 2025 25-00057M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-2919
IN RE: ESTATE OF
CAROLYN DALTON Deceased.

The administration of the estate of CAROLYN DALTON, deceased, whose date of death was January 1, 2000, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 10, 2025.

Personal Representative:

Samuel Dalton
4966 Bookelia Cir
Bradenton, Florida 34203
Attorney for Personal Representative:
/s/ Kera E. Hagan
Kera E. Hagan, Esq.
Attorney for Petitioner
Florida Bar Number: 87645
Hagan Law, PLLC
1840 Forest Hill Blvd. Ste 205
West Palm Beach, Florida 33406
Telephone: (561) 688-0098 or
727-203-8018
Fax: (727) 494-7393
E-Mail: KEH@haganlegal.com
Secondary E-Mail:
transcriber123@gmail.com
January 10, 17, 2025 25-00039M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 2873
Division Probate
IN RE: ESTATE OF
Paul G. Bishop
Deceased.

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

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

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

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

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

The date of first publication of this notice is January 10, 2025.

Personal Representative:

ROBIN L. SMITH
519 N. Watterson Trail
Louisville, KY 40243
Attorney for Personal Representative:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
January 10, 17, 2025 25-00033M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 002668
Division Probate
IN RE: ESTATE OF
DENNIS R. BLINK
Deceased.

The administration of the estate of Dennis R. Blink, deceased, whose date of death was August 14, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 10, 2025.

Personal Representatives

Angela Dockery
8208 47th Street Circle East
Palmetto, FL 34221
Julie Wilkins
547 Jay Burke Road
Taylorsville, NC 28681
Heather Gillis
1230 Doby Springs Drive
Charlotte, NC 28262
Attorney for Personal Representative:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrs Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
January 10, 17, 2025 25-00042M



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

LV20906_V19

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO: 2024CA000283AX
ORLANDO ASSETS ONE TRUST,
Plaintiff(s), v.
OAKS HOLDING 34639 LLC,
Defendant(s).

NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled cause of action. The Clerk of Court, Angelina Colonnese, shall sell the following described real property at a public sale online at <https://manatee.realforeclose.com/> to the highest bidder or bidders for cash beginning 11:00 a.m. on January 28, 2025:

LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
Parcel Identification Number:

6650212100
Property Address: 904 Cypress Wood Lane, Sarasota, FL 34243 ("Property").

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 January 2, 2025
PREMIER LAW PLLC
6706 N. Nebraska Ave. #8386
Tampa, Florida 33604
Phone: 813.545.7310
Email: Premierlawpllc@gmail.com
/s/ Derek A. Carrillo, Esq.
DEREK A. CARRILLO, ESQ.
Florida Bar Number: 111919
Attorney for the Plaintiff
January 10, 17, 2025 25-00030M

FIRST INSERTION

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

CIVIL DIVISION
CASE NO. 2024 CC 3554
FORTY-THREE WATERSIDE
LANE HOMEOWNERS
ASSOCIATION, INC., a Florida
not-for profit corporation
Plaintiffs, vs.
MICHAEL CARBONE,
Defendant.

TO: MICHAEL CARBONE.
The property herein described is as follows:
Lot 30, of 43 Waterside Lane, Phase 1, at Perico Bay Club, a Subdivision, according to the map or plat thereof, as recorded in Plat Book 23, Pages 198 through 202, inclusive, of the Public Records of Manatee County, Florida.
Last Known Address: 859 Waterside Lane, Bradenton, Florida 34209

YOU ARE HEREBY NOTIFIED that a Complaint for foreclosure of Claim of Lien has been filed and commenced in this court by FORTY-THREE WATERSIDE LANE HOMEOWNERS ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on David J. Fredericks, Esquire, attorney for Plaintiff, whose address is 3665 Bee Ridge Road, Suite 100, Sarasota, Florida 34233, and file the original with the clerk of the above-styled court within thirty days from the first date of publication otherwise a default will be entered against you for the relief prayed for in the Complaint

or Petition.
This Notice shall be published once each week for two consecutive weeks in THE BUSINESS OBSERVER.

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

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

WITNESS my hand and seal of said Court on this 6th day of Jan 2025
ANGELINA COLONNESO
Clerk of the Court
By: K. Gaffney
As Deputy Clerk

Attorney for Plaintiff:
David J. Fredericks, Esquire
Anderson, Givens & Fredericks, P.A.
3665 Bee Ridge Road, Suite 100
Sarasota, FL 34233
(941) 866-4348
dfredericks@andersongivens.com
January 10, 17, 2025 25-00041M

FIRST INSERTION

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

CIVIL DIVISION
Case #: 2017-CA-003911
DIVISION: D

Wilmington Trust, National
Association, as Successor Trustee
to CitiBank, N.A., as Trustee to
Lehman XS Trust Mortgage
Pass-Through Certificates, Series
2005-6
Plaintiff, -vs.-

Dorothy T. Nemeth; Unknown
Spouse of Dorothy T. Nemeth;
Manatee County, Florida;
Summerfield/Riverwalk Village
Association, Inc.; Unknown Parties
in Possession #1, If living, and all
Unknown Parties claiming by,
through, under and against the
above named Defendant(s) who
are not known to be dead or alive,
whether said Unknown Parties
may claim an interest as Spouse,
Heirs, Devises, Grantees, or Other
Claimants; Unknown Parties in
Possession #2, If living, and all
Unknown Parties claiming by,
through, under and against the above
named Defendant(s) who are not
known to be dead or alive, whether
said Unknown Parties may claim an
interest as Spouse, Heirs, Devises,
Grantees, or Other Claimants
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2017-CA-003911 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Wilmington Trust, National Association, as Successor Trustee to CitiBank, N.A., as Trustee to Lehman XS Trust Mortgage Pass-Through Certificates, Series 2005-6, Plaintiff and Dorothy T. Nemeth are defendant(s), I, Clerk of Court, Angelina Colonnese, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on February 12, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 84, RIVERWALK VILLAGE CYPRESS BANKS, SUBPHASE H, UNITS 1 & 2, ACCORDING TO THE PLAT THEREOF IN PLAT BOOK 35, PAGES 7 THROUGH 14, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

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

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

LOGS LEGAL GROUP LLP
Attorneys for Plaintiff
750 Park of Commerce Blvd., Suite 130
Boca Raton, Florida 33487
Telephone: (561) 998-6700 Ext. 66841
Fax: (561) 998-6707
For Email Service Only:
FLEService@logs.com
For all other inquiries:
ldiskin@logs.com
By: /s/ Lara Diskin
Lara Diskin, Esq.
FL Bar # 43811
17-309059 FCO1 CXE
January 10, 17, 2025 25-00045M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

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

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed November 19, 2024 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on February 4, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 1, BLOCK E, PINE LAKES

SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75 THROUGH 80, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 7th day of January, 2025.
/s/ Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email:
notice@kahaneandassociates.com
File No.: 23-00021 CMS
January 10, 17, 2025 25-00049M

FIRST INSERTION

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

CASE NO.: 24-CA-001990
BOND VALIDATION

PARRISH NORTH COMMUNITY
DEVELOPMENT DISTRICT,
Plaintiff, vs.

THE STATE OF FLORIDA, AND
THE TAXPAYERS, PROPERTY
OWNERS AND CITIZENS
PARRISH NORTH COMMUNITY
DEVELOPMENT DISTRICT,
INCLUDING NON-RESIDENTS
OWNING PROPERTY OR
SUBJECT TO ASSESSMENTS
OR TAXATION THEREIN, AND
ALL OTHERS HAVING OR
CLAIMING ANY RIGHTS, TITLE
OR INTEREST IN PROPERTY
TO BE AFFECTED BY THE
ISSUANCE OF THE BONDS
HEREIN DESCRIBED, OR TO
BE AFFECTED IN ANY WAY
THEREBY,
Defendants.

NOTICE AND ORDER TO SHOW
CAUSE WHY SAID BONDS
SHOULD NOT BE VALIDATED
AND CONFIRMED

TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO ASSESSMENTS OR TAXATION THEREIN, AND ALL OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY:

The Parrish North Community Development District (the "District") having filed its Complaint for Validation of a not to exceed principal amount of \$126,010,000 Special Assessment Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of acquiring, constructing, and equipping the Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated in said Complaint and Exhibits by Chapter 75 of the Florida Statutes are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being

fully advised in the premises:
NOW, THEREFORE,

IT IS ORDERED that all taxpayers, property owners and citizens of the District and Manatee County, Florida, including non-residents owning property or subject to assessments or taxation therein, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida, and all others having or claiming any rights, title or interest in property to be affected by the issuance of the bonds herein described, or to be affected in any way thereby, appear on February 3, 2025 at 11:00 a.m. of said day, before the Honorable D. Ryan Felix by Zoom [30 minutes reserved] and show cause why the prayers of the Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefor, and other matters set forth in said Complaint, should not be validated as prayed in said Complaint. **Zoom credentials are: zoom.us/j/97105117699?pwd=cGZPYoJTZXh3REhnNTlWsjV1TmZGUT09, Meeting ID number is 971 0511 7699, Password 525253, via Audio, if joining via telephone, call 1-786-635-1003 and Zoom Meeting ID number is 971 0511 7699, Password 525253.**

IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

DONE AND ORDERED at the Courthouse in Manatee County, Florida.
eSigned by D. Ryan Felix,
Circuit Judge 12/24/2024
HONORABLE D. RYAN FELIX
CIRCUIT COURT JUDGE

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.

January 10, 17, 2025 25-00034M

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.

412024CA000343CAAXMA
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR RCF2 ACQUISITION TRUST,
Plaintiff, vs.

MILDRED O. KELLY A/K/A
MILDRED KELLY AND EDMOND
KELLY, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated December 03, 2024, and entered in 412024CA000343CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF2 ACQUISITION TRUST is the Plaintiff and MILDRED O. KELLY A/K/A MILDRED KELLY; EDMOND KELLY; UNITED STATES OF AMERICA 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 29, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 39, RIVERWALK VILLAGE, CYPRESS BANK, SUBPHASE H, UNITS 1 AND 2, ACCORDING TO THE PLAT

THEREOF, AS RECORDED IN PLAT BOOK 35, PAGES 7-14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

11606 WATER POPPY TERR, BRADENTON, FL 34202
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 2 day of January, 2025.
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
By: \S/Amanda Murphy
Amanda Murphy, Esquire
Florida Bar No. 81709
Communication Email:
amanda.murphy@raslg.com
23-171632 - NaC
January 10, 17, 2025 25-00040M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE
SALE

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

CASE NO. 2023CA003253AX
THE BANK OF NEW YORK
MELLON, SUCCESSOR TRUSTEE
TO JPMORGAN CHASE BANK,
NATIONAL ASSOCIATION, AS
TRUSTEE F/B/O HOLDERS OF
STRUCTURED ASSET MORTGAGE
INVESTMENTS II INC., BEAR
STEARNS ALT-A TRUST 2005-10,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2005-10,
Plaintiff, vs.

LERA KOPYT; UNKNOWN
SPOUSE OF LERA KOPYT; TOWD
POINT MORTGAGE TRUST
2019-1, U.S. BANK NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE; SABAL BAY
ASSOCIATION, INC.; UNKNOWN
PERSON(S) IN POSSESSION OF
THE SUBJECT PROPERTY,
Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Amended Order Rescheduling Foreclosure Sale filed November 15, 2024 and entered in Case No. 2023CA003253AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 is Plaintiff and LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM,

at 11:00 A.M., on January 28, 2025, the following described property as set forth in said Final Judgment, to wit:

UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THEREOF, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 31st day of December, 2024.
/s/ Eric Knopp, Esq.
Bar. No.: 709921
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 23-00012 SPS
January 10, 17, 2025 25-00031M

PUBLISH YOUR LEGAL NOTICE

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

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

Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com





Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

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

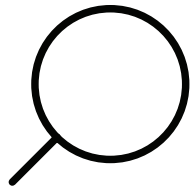


Citizens continue to learn about vital civic matters from newspaper notices.

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

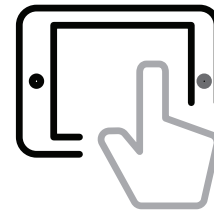
Verifying publication is difficult-to-impossible on the web.

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



Significant numbers of people in rural areas still lack high-speed internet access.

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



Types Of Public Notices

Citizen Participation Notices

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- Unclaimed Property, Banks or Governments
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- Mortgage Foreclosures
- Name Changes
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To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION FOR Joint Petition for Stepparent Adoption

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

Case No.: 2024DR2404 COLBY RYAN MARTIN, Petitioner and ANTHONY ALEXANDER KERR, Respondent.

TO: Anthony Alexander Kerr unknown YOU ARE NOTIFIED that an action for has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Colby Ryan Martin, whose address is 109 Brown St., Bradenton, FL 34208, on or before 02/10/2025, and file the original with the clerk of this Court at 1115 Manatee Ave. W., Bradenton, FL 34209, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 addresses 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. In and for Manatee County:

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

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

Dated: 12/30/2024 Angelina Colonneso Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: C. Gaskin (Deputy Clerk) Jan. 10, 17, 24, 31, 2025 25-00056M

FIRST INSERTION

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

CASE NO.: 2024-CC-000707 KINGSFIELD LAKES HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JOHN RUSSELL PLANT; UNKNOWN SPOUSE OF JOHN RUSSELL PLANT; AND UNKNOWN TENANT(S), Defendants.

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

Lot 65, KINGSFIELD LAKES, PHASE 2, according to the Plat thereof as recorded in Plat Book 41, Pages 54 through 59, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 11611 Summit Rock Court, Parrish, FL 34219

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 28, 2025

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

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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

MANKIN LAW GROUP BRANDON K. MULLIS, ESQ. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 January 10, 17, 2025 25-00029M

FIRST INSERTION

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

CASE NO.: 412023CA004139 HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR WELLS FARGO HOME MORTGAGE ASSET-BACKED SECURITIES 2007-M09 TRUST, MORTGAGE ASSET-BACKED CERTIFICATES, Plaintiff, vs. SAWDUST HOLDING COMPANY, LLC, et al, Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated November 7, 2024, and entered in Case No. 412023CA004139 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which HSBC Bank USA, National Association, as Trustee for Wells Fargo Home Mortgage Asset-Backed Securities 2007-M09 Trust, Mortgage Asset-Backed Certificates, is the Plaintiff and Joanne Harris-Johnson aka Joanne Johnson, Sawdust Holding Company, LLC, Lake View Condominium Association, Inc., Ford Motor Credit Company LLC, Unknown Party #1 N/K/A Victor Aponte, are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash in/on online at online at www.manatee.realforeclose.com, Manatee County, Florida at 11:00AM on the March 6, 2025 the following described property as set forth in said Final Judgment of Foreclosure:

UNIT 220, LAKEVIEW CONDOMINIUM, PHASE V, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1067, PAGES 2203 THROUGH 2250, INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 15, PAGES 91 THROUGH 96, INCLUSIVE, AND AS AMENDED IN CONDOMINIUM BOOK 15, PAGE 187 AND IN CONDOMINIUM BOOK 17, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH AN UNDIVIDED INTEREST OR SHARE IN THE COMMON ELEMENTS APPURTENANT THERETO A/K/A 5026 WATER OAK DR APT 2020 BRADENTON FL 34207

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 07 day of January 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun IN/23-001856 January 10, 17, 2025 25-00055M

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 07 day of January 2025. ALBERTELLI LAW P. O. Box 23028 Tampa, FL 33623 Tel: (813) 221-4743 Fax: (813) 221-9171 eService: servealaw@albertellilaw.com By: /s/ Charline Calhoun IN/23-001856 January 10, 17, 2025 25-00055M

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES ---

SECOND 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

THIRD 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

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 Gonzales Gallegos 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 Duroscia 3101 \$865.65 Jeffrey Duroscia 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

SECOND 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 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

FOURTH 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@kellyrodensaslaw.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 Colonneso Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT By: (SEAL) C. Gaskin Deputy Clerk Dec. 20, 27, 2024; Jan. 3, 10, 2025 24-01899M

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
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--- SALES / ACTIONS / ESTATES ---

THIRD 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 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: Bradenton, FL and Willman, Kandiyohi, Minnesota

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 immediately 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, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County:

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

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

DATED 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

FOURTH 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 Borowicz
v.
Defendant(s)/Respondent(s): Waldemar Borowicz
 THE PEOPLE OF THE STATE OF COLORADO
 TO THE ABOVE-NAMED DEFENDANT(S):
 You are hereby summoned and required to appear and defend against the claims of the complaint [petition] filed with the court in this action, by filing with the clerk of this court an answer or other response. You are required to file your answer or other response within 35* days after the service of this summons upon you. Service of this summons shall be complete on the day of the last publication. A copy of the complaint [petition] may be obtained from the clerk of the court.

If you fail to file your answer or other response to the complaint [petition] in writing within 35* days after the date of the last publication, judgment by default may be rendered against you by the court for the relief demanded in the complaint [petition] without further notice.
 This is an action: Petitioner is seeking a divorce that addresses orders regarding the marriage, division of property and debts, supposal support, payment of legal fees and costs and any and otehr relief court deems just.

*Rule 12(a), C.R.C.P., allows -35 days for answer or response where service of process is by publication. However, under various statutes, a different response time is set forth; e.g., §38-6-104, C.R.S. (eminent domain); §38-36-121, C.R.S. (Torrens registration). Manatee County:

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

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

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

THIRD 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

SECOND INSERTION

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

CASE NO.: 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 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
 24-01826
 January 3, 10, 2025 25-00008M

--- ESTATE ---

SECOND 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 PUBLICATON 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
 January 3, 10, 2025 25-00007M

SECOND 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
 Secondary E-Mail: snieder@gunster.com
 Secondary E-Mail: eservice@gunster.com
 January 3, 10, 2025 25-00014M

SECOND 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
 Secondary Email: tamara@mandm-law.com
 January 3, 10, 2025 25-00016M

SECOND 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 mward@shumaker.com
 January 3, 10, 2025 25-00015M

SECOND 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