

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

**FIRST INSERTION**  
**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Bella Systems Custom Closets located at 11161 E. State Rd 79 Unit 110-941 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
 Dated this 8th day of January, 2025.  
 G. Land  
 January 17, 2025 25-00063M

**FIRST INSERTION**  
**Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes,**  
 that Liberty Court Reporting LLC, desiring to engage in business under the fictitious name of "Liberty Court Reporting", located at 1904 Manatee Avenue West, Suite 300, Bradenton, FL 34205, in all counties of Florida, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
 Dated January 8, 2025  
 Liberty Court Reporting LLC  
 January 17, 2025 25-00064M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 : ExtraSpace 115 Manatee Ave. W. Bradenton FL, 34205 on February 06,2025 at 10:00 AM  
 NAME - CONTENTS  
 Robert Edwards - Air Mattress  
 Jamie Kinshaw - Household goods  
 The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00062M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 Extra Space Storage, 4805 96th St E, Palmetto, FL 34221 on February 6th, 2025 at 9: 30 AM  
 Matthew Heffner - Household Goods/ Furniture  
 The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00059M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 The following personal property of DIANA VASQUEZ will, on January 29, 2025, at 10:00 a.m., at 3720 14th Street West, Lot #49, Bradenton, Manatee County, Florida 34205; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 2005 FORV MOBILE HOME,  
 VIN: 4X4TWDH245R333985,  
 TITLE NO.: 0113618181  
 and all other personal property located therein  
 PREPARED BY:  
 J. Matthew Bobo  
 Lutz, Bobo & Telfair, P.A.  
 2 North Tamiami Trail, Suite 500  
 Sarasota, Florida 34236  
 (PO#4337-803)  
 January 17, 24, 2025 25-00075M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 The following personal property of GEORGE TERRY GRAY, if deceased any unknown heirs or assigns, will, on January 29, 2025, at 10:30 a.m., at 311 Apricot Street, Lot #53, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 1979 CELT MOBILE HOME,  
 VIN: KBFLSNA943632,  
 TITLE NO.: 0017456126, and  
 VIN: KBFLSNB943632,  
 TITLE NO.: 0017456127  
 and all other personal property located therein  
 PREPARED BY:  
 J. Matthew Bobo  
 Lutz, Bobo & Telfair, P.A.  
 2 North Tamiami Trail, Suite 500  
 Sarasota, Florida 34236  
 (PO#11096-3904)  
 January 17, 24, 2025 25-00076M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 02/06/2025 at 9:30am  
 Those in Auction:  
 Sandy Duda - Furniture and Personal Items  
 David Ambrose - Chest, Dresser, Boxes  
 The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00061M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on February 6th, 2025 at 9: 30 AM  
 David Frazier - Household and Appliances  
 Ryan Evans - Board Games and Books  
 Margarita Botero - Household Goods/ Furniture  
 Sherika Sanders - household goods  
 The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00058M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 The following personal property of PATSY HEUBERGER, if deceased any unknown heirs or assigns, and JIM HEUBERGER, if deceased any unknown heirs or assigns, will, on January 29, 2025, at 10:00 a.m., at 25 Harvest Street, Lot #212, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:  
 1976 KROPP MOBILE HOME,  
 VIN: 7102A, TITLE NO.: 0013586267, and VIN: 7102B,  
 TITLE NO.: 0013586268  
 and all other personal property located therein  
 PREPARED BY:  
 J. Matthew Bobo  
 Lutz, Bobo & Telfair, P.A.  
 2 North Tamiami Trail, Suite 500  
 Sarasota, Florida 34236  
 (PO#11096-3905)  
 January 17, 24, 2025 25-00074M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 2/6/2025 at 9:30AM  
 Joseph Whalen - Furniture  
 Devon Heaven - Dressers, TV's, boxes of clothes, photos, kitchenware, couch set  
 Ruth Torres - Tote's, plastic bags  
 Gloria Mcneal - one queen size mattress and 1 twin size, washer, dryer, box's  
 Barbara Rosa - 2 TV's, 3 queen beds, boxes, furniture  
 Jared Hohlt - Beds, clothes, furniture  
 Alain Pierre - House hold stuff, box's , mattress  
 Makalee Alexandria Whitehead - sectional couch, 95" TV, 75" TV, 2 king beds w/ frames, household items, mirrors, shoes, clothes  
 Patricia Marci - Furniture  
 The auctions will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00068M

**FIRST INSERTION**  
**Notice under Fictitious Name law.**  
 Pursuant to Section 865.09, Florida Statutes, notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of "Cove Sound Marina" at 4208 129th Street West, Cortez, Florida 34215, in the County of Manatee, intends to register said name with Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton,  
 Florida this 17 day of January, 2025, by Cove South Moorings, Inc.  
 January 17, 2025 25-00065M

**FIRST INSERTION**  
**LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING**  
 Notice is hereby given that the Board of Supervisors ("Board") of the Lake Flores Community Development District (the "District"), located in Manatee County, will hold a Special Meeting on January 28, 2025 at 11:00 a.m., at 8116 Cortez Road W, Bradenton, FL 34210. At such time the Board is so authorized and may consider any other business that may properly come before it.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued to a date, time, and place to be specified on the record at such meeting.

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

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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.

District Manager  
 January 17, 2025 25-00084M

**FIRST INSERTION**  
**NOTICE OF PUBLIC MEETING**  
**SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT [CHANGE OF MEETING DATE & TIME]**

The Board of Supervisors ("Board") of the Summer Woods Community Development District ("District") is hereby providing notice of rescheduling of its regular meeting, which was previously scheduled for February 6, 2025 at 6:00 p.m., per a previously published notice. The District has rescheduled its regular meeting to February 4, 2025 at 2:00 p.m., at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Blvd., Parrish, FL 34219. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the Districts website: www.SummerWoodsCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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 Office.

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

District Manager  
**Matt O'Nolan**  
 January 17, 2025 25-00086M

**FIRST INSERTION**  
**NOTICE OF PUBLIC SALE**  
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
 Facility Address  
 5225 Caruso Road  
 Bradenton, FL 34203  
 Phone Number  
 941-216-0233  
 Time of Sale  
 February 6, 2025 @ 11am  
 Mario Winkfield  
 furniture  
 Loni Britto  
 craft stuff  
 Bruce Imperial  
 clothes & equipment  
 The auction will be listed and advertised on www.storagetreasures.com  
 Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
 January 17, 24, 2025 25-00066M

**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 Clark Atelier located at 7236 Prestbury Circle 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 10th day of January, 2025.  
 Patti Clark  
 January 17, 2025 25-00067M

**FIRST INSERTION**  
**Buckhead Trails II Community Development District Request for Proposals for Annual Audit Services**

The Buckhead Trails II Community Development District (the "District") hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal ending September 30, 2024, 2025, and 2026, with an option for additional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, Florida Statutes, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida and has an operating and debt service budget of approximately \$118,425.00.

Each auditing entity submitting a proposal must be authorized to do business in Florida; hold all applicable state and federal professional licenses in good standing, including but not limited to a license under Chapter 473, Florida Statutes; and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida law and particularly Section 218.39, Florida Statutes, and the rules of the Florida Auditor General, and must be completed in a timely fashion to enable the Board to approve them no later than June 30 of each year.

The RFP Package, which includes this notice, instructions to proposers, and evaluation criteria is available from the District Manager, Jayna Cooper via email at jayna.cooper@inframark.com.

Proposers must provide one (1) electronic copy to the District Manager at the email listed above. Proposals must be received by **Wednesday, January 22, 2025, at 9:00 a.m.** Proposals received after this time will not be eligible for consideration. Please direct all questions regarding this Request for Proposals to the District Manager at the email listed above or via phone at 813-608-8242.  
 January 17, 2025 25-00069M



**Are there different types of legal notices?**

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

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

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

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

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

--- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT IN AND FOR  
MANATEE COUNTY,  
FLORIDA  
File No. 2024 CP 001087  
Division Probate  
IN RE: ESTATE OF  
DENES NAGY, a/k/a Dénes Nagy,  
Deceased.

The administration of the estate of DENES NAGY, a/k/a Dénes Nagy, deceased, whose date of death was June 1, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the curator and the curator'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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

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

The date of first publication of this notice is January 17, 2025.

**Curator:**

**LORI M. DORMAN, ESQ.**  
410 43rd Street W, Suite N  
Bradenton FL 34209

Attorney for Curator:  
Lori M. Dorman, Esq.  
DORMAN LAW, P.A.  
Florida Bar No. 075401  
Email address:  
lori@dormanlawpa.com  
Email address:  
dormanlawpa@gmail.com  
410 43rd Street W, Suite N  
Bradenton FL 34209  
Tel: (941) 375-3565  
January 17, 24, 2025 25-00081M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 2770 AX  
IN RE: ESTATE OF  
JOHN SCOTT BELL, Deceased.

The administration of the estate of JOHN SCOTT BELL, deceased, whose date of death was January 4, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee Clerk of Circuit Court, 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.

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 17, 2025.

**Personal Representative:**

**JEFFREY T. TROIANO**  
50 Central Ave., 8th FL  
Sarasota, FL 34236

Attorney for Personal Representative:  
LORENZO A. FERNANDEZ  
Florida Bar No. 1039984  
Williams Parker Harrison  
Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary:  
lfernandez@williamsparker.com  
Secondary:  
ltraver@williamsparker.com  
January 17, 24, 2025 25-00077M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 002301 AX  
IN RE: ESTATE OF  
RONALD L. LOWE, SR.  
Deceased.

The administration of the estate of RONALD L. LOWE, SR., deceased, whose date of death was January 2, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025.

**Personal Representative:**

**Ronald Lowe, Jr.**  
3421 Camelot Way  
Loganville, Georgia 30052

Attorney for Personal Representative:  
Long H. Duong, Attorney  
Florida Bar Number: 11857  
11 NW 33rd Court  
Gainesville, FL 32607  
Telephone: (352) 371-2670  
Fax: (866) 440-9154  
E-Mail: long@ldlegal.com  
January 17, 24, 2025 25-00073M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2024CP002881AX  
Division Probate  
IN RE: ESTATE OF  
DIANE ALANE CARNACCHI,  
Deceased.

The administration of the estate of Diane Alane Carnacchi, deceased, whose date of death was August 19, 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.

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 17, 2025.

**Personal Representative:**

**Christine Nichol Craig**  
815 Summerfield Dr.  
Lakeland, FL 33803

Attorney for  
Personal Representative:  
Charla M. Burchett  
E-Mail Addresses:  
cburchett@shutts.com  
cmbcourt@shutts.com  
Florida Bar No. 0813230  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 954-3500  
January 17, 24, 2025 25-00070M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-2819  
Twelfth Judicial Circuit  
IN RE: ESTATE OF  
MADELINE T. RAYVE, 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 Madeline T. Rayve, deceased, Case No.: 2024-CP-2819, 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 June 26, 2024, and whose social security number is xxx-xx-0691; that the total value of the estate is \$52,600.00, and that the name and address of those to whom it has been assigned by such order is:

Pamela Clark  
4903 Palm Aire Drive  
Sarasota, FL 34243  
Marcella Santillana  
1532 Flournoy Way, Apt. 6201  
Clearwater, FL 33764  
Mark Rayve  
51 Millet Street  
Dix Hills, NY 11746  
Paula Sepulveda  
510 Stewart Avenue  
Glen Burnie, MD 21061

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate 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 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 17, 2025.

**Petitioner: Pamela Clark**

4903 Palm Aire Drive  
Sarasota, FL 34243  
John M. Compton (FL Bar #128058)  
Attorney for Petitioner  
Primary Email:  
jcompton@nhslaw.com  
Secondary Email:  
tpayne@nhslaw.com  
Norton, Hammersley, Lopez  
& Skokos, P.A.  
1819 Main Street, Suite 610  
Sarasota, Florida 34236  
Telephone: (941) 954-4691  
January 17, 24, 2025 25-00071M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR  
MANATEE COUNTY,  
FLORIDA  
File No. 2024 CP 002013  
Division Probate  
IN RE: ESTATE OF  
SAMDAIE HEERAI  
Deceased.

The administration of the estate of SAMDAIE HEERAI, deceased, whose date of death was December 6, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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.

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

The date of first publication of this notice is January 17, 2025.

**Personal Representative:**

**ETHELENE MOORE-GUCCIONE**  
9405 17TH Avenue W  
Bradenton FL 34209  
Attorney for Personal Representative  
ETHELENE MOORE-GUCCIONE:  
Lori M. Dorman, Esq.  
DORMAN LAW, P.A.  
Florida Bar No. 075401  
Email address:  
lori@dormanlawpa.com  
Email address:  
dormanlawpa@gmail.com  
410 43rd Street W, Suite N  
Bradenton FL 34209  
Tel: (941) 375-3565  
January 17, 24, 2025 25-00082M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
File No. 2024 CP 2909  
Division: PROBATE  
IN RE: ESTATE OF  
Geoffrey M.R. Todd  
Deceased.

The administration of the estate of Geoffrey M.R. Todd, deceased, whose date of death was November 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 17, 2025.

**Personal Representative:**

**Michael James O'Brien**  
1075 134th Street Northeast  
Bradenton, Florida, 34212

Attorney for Personal Representative:  
Lori M. Dorman, Esq.  
Email Addresses:  
lori@dormanlawpa.com  
dormanlawpa@gmail.com  
Florida Bar No. 075401  
410 43rd St. W Ste N  
Bradenton Florida, 34209-2923  
Telephone: (941) 375-3565  
January 17, 24, 2025 25-00083M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024-CP-002807  
Division Probate  
IN RE: ESTATE OF  
LEE ANN JUSTICE PELEA  
A/K/A LEE ANN J. PELEA  
A/K/A LEE PELEA

The administration of the estate of LEE ANN JUSTICE PELEA A/K/A LEE ANN J. PELEA A/K/A LEE PELEA, deceased, whose date of death was September 20, 2024, and whose social security number is XXX-XX-5324, 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.

ER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is January 17, 2025.

**Personal Representative:**

**Mark Pelea**  
5550 46th Street East  
Bradenton, Florida 34203  
Attorney for Personal Representative:  
Aaron J. Tracy, Esq.  
Florida Bar Number: 0940151  
435 12th Street West, Ste. 209  
Bradenton, Florida 34205  
Telephone: (941) 405-9156  
Fax: (941) 296-7657  
E-Mail: aaron@tracy-law.com  
January 17, 24, 2025 25-00078M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No.  
41-2024-CP002763CPAXMA  
IN RE: ESTATE OF  
ROY ARTHUR MILLER,  
a/k/a ROY A. MILLER,  
Deceased.

The administration of the estate of ROY ARTHUR MILLER, a/k/a ROY A. MILLER, deceased, whose date of death was February 22, 2024; File Number 41-2024-CP002763CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representatives' 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 17, 2025.

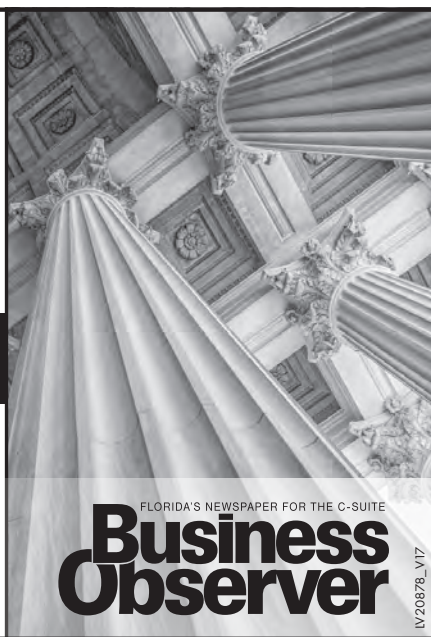
**JANICE CRICK AND DALE MILLER**

**Personal Representative**  
230 Elm Street  
Hopkins, MI 49238  
**DALE MILLER**  
**Personal Representative**  
1213 Hillcrest Drive  
Wayland, MI 49348  
DAVID F. WILSEY  
Attorney for  
Personal Representatives  
Florida Bar No. 0652016  
Fisher and Wilsey, PA  
1000 16th Street N  
St. Petersburg, FL 33705  
Telephone: 727-898-1181  
Email:  
dwilsey@fisher-wilsey-law.com  
Secondary:  
gmccauley@fisher-wilsey-law.com  
January 17, 24, 2025 25-00072M

# PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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



FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**  
NV20878\_V17

FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
CIVIL DIVISION  
Case #: 2023CA003644AX  
DIVISION: B  
U.S. Bank Trust National  
Association, Not In Its Individual  
Capacity But Solely As Owner  
Trustee for RCAF Acquisition Trust  
Plaintiff, -vs.-  
Victor G. Levine; Unknown Spouse  
of Victor G. Levine; Unknown  
Person in Possession of the Subject  
Property  
Defendant(s).  
NOTICE IS HEREBY GIVEN pursu-  
ant to order rescheduling foreclosure  
sale or Final Judgment, entered in Civil  
Case No. 2023CA003644AX of the Cir-  
cuit Court of the 12th Judicial Circuit  
in and for Manatee County, Florida,  
wherein U.S. Bank Trust National Asso-  
ciation, Not In Its Individual Capacity  
But Solely As Owner Trustee for RCAF  
Acquisition Trust, Plaintiff and Victor  
G. Levine 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 May 8, 2025, the fol-  
lowing described property as set forth  
in said Final Judgment, to-wit:  
LOT 1, OF CEDAR WOOD-  
LANDS, A SUBDIVISION,  
ACCORDING TO THE PLAT  
THEREOF, AS RECORDED  
IN PLAT BOOK 29, PAGE(S)  
166-167, OF THE PUBLIC RE-  
CORDS OF MANATEE COUN-  
TY, FLORIDA.  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM NO LATER  
THAN THE DATE THAT THE  
CLERK REPORTS THE FUNDS AS  
UNCLAIMED.  
Pursuant to 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.  
\*Pursuant to Fla. R. Jud. Admin.  
2.516(b)(1)(A), Plaintiff's counsel here-  
by designates its primary email address  
for the purposes of email service as:  
FLService@logs.com\*

If you are a person with a disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Lara Diskin  
FL Bar # 43811  
for Michael L. Tebbi, Esq.  
FL Bar # 70856  
19-322404 FC01 SLE  
January 17, 24, 2025 25-00079M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2024-CA-000620  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, AS TRUSTEE FOR  
LB-CABANA SERIES IV TRUST,  
Plaintiff, v.  
JANET LEE DAVIS A/K/A JANET  
DAVIS, et al.,  
Defendants.  
NOTICE OF SALE PURSUANT TO  
CHAPTER 45 IS HEREBY GIVEN  
that, pursuant to the Uniform Final  
Judgment of Mortgage Foreclosure  
dated January 2, 2025, issued in and for  
Manatee County, Florida, in Case No.  
2024-CA-000620, wherein U.S. BANK  
TRUST NATIONAL ASSOCIATION,  
AS TRUSTEE FOR LB-CABANA SE-  
RIES IV TRUST is the Plaintiff, and  
JANET LEE DAVIS A/K/A JANET  
DAVIS, UNKNOWN SPOUSE OF  
JANET LEE DAVIS A/K/A JANET L.  
DAVIS, ROY LEE DAVIS A/K/A ROY  
L. DAVIS A/K/A ROY DAVIS, STATE  
FARM MUTUAL AUTOMOBILE IN-  
SURANCE COMPANY, UNKNOWN  
TENANT #1 and UNKNOWN TEN-

ANT #2 are the Defendants.  
The Clerk of the Court, ANGELINA  
COLONNESO, will sell to the highest  
and best bidder for cash, in accordance  
with Section 45.031, Florida Statutes,  
on February 17, 2025, at electronic  
sale beginning at 11:00 AM, at www.  
manatee.realforeclose.com the  
following-described real property as set  
forth in said Uniform Final Judgment  
of Mortgage Foreclosure, to wit:  
LOTS 3 AND 7, BLOCK 11,  
HOUGHTON'S ADDITION  
TO THE TOWN OF NEW  
MEMPHIS, ACCORDING TO  
THE MAP OR PLAT THERE-  
OF, AS RECORDED IN PLAT  
BOOK 1, PAGE 147 OF THE  
PUBLIC RECORDS OF MANA-  
TEE COUNTY, FLORIDA, IN  
THE NW 1/4 OF THE SW 1/4  
OF SECTION 12, TOWNSHIP  
34 SOUTH, RANGE 17 EAST  
OF SAID COUNTY.  
A/K/A: 2208 1ST AVENUE  
EAST, PALMETTO, FL 34221.  
Property Address: 2208 1st  
Avenue East, Palmetto, FL 34221  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.  
If you are a person with a disability  
who needs any accommodations in  
order to participate in this proceeding,  
you are entitled, at no cost to you,  
to the provision of certain assistance.  
Please contact the Manatee County  
Jury Office, P.O. Box 25400, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled court appearance, or immediately  
upon receiving this notification if the  
time before the scheduled appearance  
is less than seven (7) days; if you are  
hearing or voice impaired, call 711.  
Dated: This 9th day of January,  
2025.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Jeffrey Seiden  
Jeffrey M. Seiden, Esq.  
Florida Bar No.: 57189  
E-Mail: Jeffrey@HowardLaw.com  
January 17, 24, 2025 25-00085M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY  
FLORIDA  
CIRCUIT CIVIL DIVISION  
CASE NO.: 2023CA003767AX  
U.S. BANK TRUST NATIONAL  
ASSOCIATION, NOT IN ITS  
INDIVIDUAL CAPACITY BUT  
SOLELY AS OWNER TRUSTEE  
FOR VRMTG ASSET TRUST,  
Plaintiff, v.  
UNKNOWN HEIRS,  
BENEFICIARIES, DEVISEES,  
SURVIVING SPOUSE, GRANTEES,  
ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES,  
AND ALL OTHER PARTIES  
CLAIMING AN INTEREST BY  
THROUGH UNDER OR AGAINST  
THE ESTATE OF JUDITH W.  
STANFIELD, DECEASED, et al.,  
Defendants.  
NOTICE OF SALE PURSUANT TO  
CHAPTER 45 IS HEREBY GIVEN  
that, pursuant to the Uniform Final  
Judgment of Mortgage Foreclosure  
dated January 2, 2025, issued in and  
for Manatee County, Florida, in Case  
No. 2023CA003767AX, wherein  
U.S. BANK TRUST NATIONAL AS-  
SOCIATION, NOT IN ITS INDI-  
VIDUAL CAPACITY BUT SOLELY  
AS OWNER TRUSTEE FOR VRMTG  
ASSET TRUST is the Plaintiff, and UN-

KNOWN HEIRS, BENEFICIARIES,  
DEVISEES, SURVIVING SPOUSE,  
GRANTEES, ASSIGNEE, LIENORS,  
CREDITORS, TRUSTEES, AND ALL  
OTHER PARTIES CLAIMING AN IN-  
TEREST BY THROUGH UNDER OR  
AGAINST THE ESTATE OF JUDITH  
W. STANFIELD, DECEASED, CAR-  
RIE LEE STANFIELD, CHRISTINA  
MARIE STANFIELD, TABBATHA  
STANFIELD GRIFFITH, UNKNOWN  
TENANT #1 N/K/A CARRIE STAN-  
FIELD and UNKNOWN TENANT #2  
N/K/A ROBERT STANFIELD are the  
Defendants.  
The Clerk of the Court, ANGELINA  
COLONNESO, will sell to the highest  
and best bidder for cash, in accordance  
with Section 45.031, Florida Statutes,  
on March 03, 2025, at electronic  
sale beginning at 11:00 AM, at www.  
manatee.realforeclose.com the  
following-described real property as set  
forth in said Uniform Final Judgment  
of Mortgage Foreclosure, to wit:  
LOT 221, PINECREST SUBDI-  
VISION, ACCORDING TO THE  
PLAT THEREOF, RECORDED  
IN PLAT BOOK 4, PAGE(S) 55,  
OF THE PUBLIC RECORDS  
OF MANATEE COUNTY,  
FLORIDA  
Property Address: 3424 19th  
Street Court E, Bradenton, FL  
34208  
ANY PERSON CLAIMING AN IN-  
TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.  
If you are a person with a disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.  
Dated: This 13th day of January,  
2025.  
Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail:  
Pleadings@HowardLaw.com  
By: /s/ Jeffrey Seiden  
Jeffrey M. Seiden, Esq.  
Florida Bar No.: 57189  
E-Mail: Jeffrey@HowardLaw.com  
January 17, 24, 2025 25-00080M



**Q&A**

**How much do legal notices cost?**

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

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

**VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)**  
To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Email your Legal Notice**  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

**Deadline Wednesday at noon • Friday Publication**

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

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



**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.

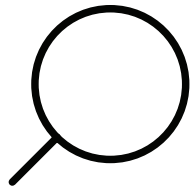


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

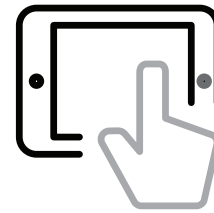
**Verifying publication is difficult-to-impossible on the web.**

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](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES ---

FOURTH 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

**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

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**

**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, spousal support, payment of legal fees and costs and any and othr 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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

**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.storage-treasures.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.storage-treasures.com.**

0006 - Wagner, Paul Jon; 0110 - Pryor, Jeremiah; 0147 - Williams, Melody Frazier; 0170 - Jackson, Lauren; 0547 - Baity, Tiara; 2017 - Rauscher, 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 - Colon, Vivian; 3092 - Puffenburger, Tina K; 3181 - Stanton Jr, Lindon; 3228 - Tolson, Tiffany; 4018 - Ahier, Clinton; 4046 - Ibarra, Margarita; 4117 - White, Jessica; 4180 - Dunlap, Dwayne; 4186 - Harris, Gwindsolyn

**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078**  
**Time: 10:45 AM**  
**Sale to be held at www.storage-treasures.com.**

0126 - saint-cyr, Zabdi; 0210 - Attilus, Jean; 0331 - Sciulara, Joe; 0424 - Ceurvels, Kelly; 0427 - Mckibbin, Dwan; 0455 - Salinas, Izabel Eva; 0474 - Washington, David; 0492 - Longchamps, Karl; 0518 - Streckert, Beverly; 0531 - wiggins, Marybeth; 0603 - Mcclendon, Katie; 0619 - bonner, Torquilla; 0620 - Felicano, Elizabeth; 0660 - Lawson, James; 0667 - Christmas, Lisa; 0670 - Tedder, Keith; 0676 - Cheaves, Latoya; 0814 - Burks, Tavares; 0820 - Braswell, Consuela; 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.storage-treasures.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

SECOND 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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 Colonnese  
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

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.: 412024CA00087CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SABRINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.**

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 05 day of February, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAIN-

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

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

Dated this 08 day of January 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  
24-01640  
January 10, 17, 2025 25-00054M

SECOND INSERTION

**PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430**

**Time: 11:30 AM**  
**Sale to be held at www.storage-treasures.com.**  
1053 - Mayer, Jerome; 1227 - Bishop, Dawn; 1408 - Tindal, Jessica; 2008 - Rutigliano, Nicholas; 2202 - Rodman, Shakeitha; 2345 - Power, Krystle; 3175 - Klemm, Linda; 3233 - halford, Britney; 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.storage-treasures.com.**

A014 - Lawrence, tiffany; A067 - Maxwell, Hermeara; 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; C118 - 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.storage-treasures.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, Naneshea; 2024 - Dillman, Jamie; 2065 - Agustin, Adileni; 2098 - Taylor, Kevin; 2126 - alvear, Laura; 2235 - Agustin, Adileni; 3073 - Brewer, Shedrea; 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

SECOND 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

SECOND 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 220 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  
Florida Bar #16141  
IN/23-001856  
January 10, 17, 2025 25-00055M

-- ESTATE --

## SECOND 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:  
jmeltzer@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

## FOURTH 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 is hereby given that on 1/24/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to E.S. 715.109. 1976 KROPF 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

## SECOND 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 E.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

## SECOND 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

## SECOND 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 EIZABETH 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

## SECOND 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

## SECOND 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

## SECOND INSERTION

**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

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.

## SECOND INSERTION

**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

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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 412024CP001226CPAXMA  
IN RE: ESTATE OF  
LOIS MAE JONES,  
Deceased.

The administration of the estate of LOIS MAE JONES, Deceased, whose date of death was December 30, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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

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

**LASHANTA DAWSON,**  
Personal Representative  
Attorney for  
Personal Representative:  
Scott R. Bugay, Esquire  
Florida Bar No. 5207  
Citicentre, Suite P600  
290 NW 165 Street  
Miami FL 33169  
Telephone: (305) 956-9040  
Fax: (305) 945-2905  
Primary Email:  
Scott@srblawyers.com  
Secondary Email:  
angelica@srblawyers.com  
January 10, 17, 2025 25-00038M

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: jmeltzer@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
mchapman@blalockwalters.com  
January 10, 17, 2025 25-00053M

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

## SECOND 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

## SECOND 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

## SECOND 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  
Luhrsen Goldberg, PLLC  
6954 Professional Parkway  
Lakewood Ranch, Florida 34240  
Email Address:  
ntl@lawpoweredbywomen.com  
January 10, 17, 2025 25-00042M

--- ACTIONS / SALES ---

SECOND 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

SECOND 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 Plaintiff(s), 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 Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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

SECOND 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 VIL-LAGE 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

FOURTH 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, Kandiyo, 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 Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://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

SECOND 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=cGZPY0JlZjZxMzRlbnNlTlVScjVlTmZlU090, 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

SECOND 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.storage-treasures.com](http://www.storage-treasures.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 #H10801; 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

SECOND 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](http://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 VIL-LAGE, CYPRESS BANK, SUB-PHASE 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: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: \S\Amanda Murphy  
Amanda Murphy, Esquire  
Florida Bar No. 81709  
Communication Email:  
[amanda.murphy@raslg.com](mailto:amanda.murphy@raslg.com)  
23-171632 - NaC  
January 10, 17, 2025 25-00040M

SECOND 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](mailto:notice@kahaneandassociates.com)  
File No.: 23-00012 SPS  
January 10, 17, 2025 25-00031M

**SAVE TIME**

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