

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Harbourage at Braden River Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on February 5, 2025, at 1:00 p.m., at The Harbourage CDD Clubhouse at 5705 Key West Place, Bradenton, FL 34203.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "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 special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors 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 Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Stephanie DeLuna
District Manager

HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

January 24, 2025

25-00087M

FIRST INSERTION

The Parrish North Community Development District
Notice of a public hearing and the intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments

The Board of Supervisors ("Board") of the Parrish North Community Development District ("District") will hold a public hearing and a regular Board meeting on February 20, 2025, at 2:30 p.m., at the Parrish Fire Department Meeting Hall Station 2, located at 3804 N. Rye Road, Parrish, Florida 34219 to consider the Board's intent to use the uniform method for the levy, collection, and enforcement of non-ad valorem assessments pursuant to Section 197.3632 (the "Uniform Method"). All affected property owners have the right to appear at the hearing and be heard regarding the District's use of the Uniform Method.

At the conclusion of the hearing the Board will consider the adoption of a resolution authorizing the District to use the Uniform Method for any non-ad valorem special assessments that the District may levy on properties located within the District's boundaries. If the District elects to use the Uniform Method, such assessments will be collected by the Manatee County Tax Collector.

The meeting and hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The meeting and/or the hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District office at (813) 608-8242 at least 2 calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District office.

Jayna Cooper, District Manager

January 24, 31; February 7, 14, 2025

25-00088M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that 53RD AVE EAST LLC, OWNER, desiring to engage in business under the fictitious name of YOWASH located at 3142 53RD AVE E, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

January 24, 2025

25-00098M

FIRST INSERTION

Notice of Public Meeting for the Copperstone Community Development District

The Copperstone Community Development District will hold a regular meeting on Tuesday, February 4, 2024, located at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at 6:30 p.m.

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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Stephanie DeLuna

District Manager

January 24, 2025

25-00105M

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Parrish North Community Development District

The Board of Supervisors ("Board") of the Parrish North Community Development District ("District") will hold a regular meeting and public hearing on February 20, 2025, at 2:30 p.m., at the Parrish Fire Station #2 Training Room located at 3804 N. Rye Road, Parrish, Florida 34219.

The purpose of the public hearing will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments ("Debt Assessments") that will secure the District's proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefited lands within the District, more fully described in the Master Assessment Methodology Report dated December 5, 2024. The proposed bonds will fund of the public improvements described in the Engineer's Report dated November 2024. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$126,010,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

Preliminary Assessment Roll

Table with columns: PRODUCT, PER UNIT EAU, TOTAL EAU, % OF EAU, UNITS, TOTAL PRINCIPAL, ANNUAL ASSMT, TOTAL PRINCIPAL, ANNUAL ASSMT. Rows include Townhomes, Single Family 40', Single Family 50', Single Family 60', Single Family 70', and a TOTAL row.

(1) Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis, 36 month Capitalized Interest Period.
(2) Includes principal, interest and is NET OF collection costs.

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

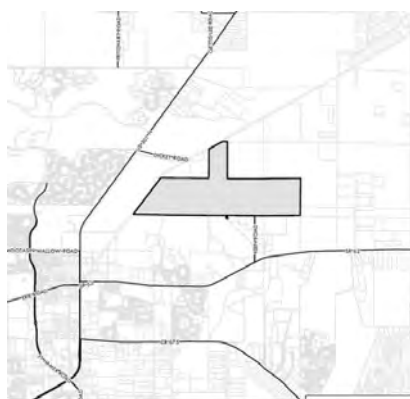
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

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

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-26

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE PARRISH NORTH COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the "Board") of the Parrish North Community Development District (the "District") has determined to construct and/or acquire certain public improvements (the "Project") set forth in the plans and specifications described in the Engineer's Report dated November 2024 (the "Engineer's Report"), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the "District Office"); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the "Debt Assessments"); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the Master Assessment Methodology Report dated December 5, 2024, (the "Assessment Report") incorporated by reference as part of this Resolution and on file in the District Office; and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- 1. The foregoing recitals are hereby incorporated as the findings of fact of the Board.
2. The Debt Assessments shall be levied to defray all of the costs of the Project.
3. The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
4. The general locations of the Project are as shown on the plans and specifications referred to above.
5. As stated in the Engineer's Report, the estimated cost of the Project is approximately \$81,553,532.19 (hereinafter referred to as the "Estimated Cost").
6. As stated in the Assessment Report, the Debt Assessments will defray approximately \$126,010,000 of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District's proposed capital improvement revenue bonds, to be issued in one or more series.
7. The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
a. For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
b. For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
8. In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District's general revenues.
9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.
10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.
11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.
12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on January 16, 2025.

Attest:

Printed Name:
Secretary / Assistant Secretary
January 24, 31, 2025

Parrish North Community Development District

Printed Name:
Chair/Vice Chair of the Board of Supervisors

25-00096M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/07/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 RITZ mobile home bearing vehicle identification number 0643918 and all personal items located inside the mobile home. Last Tenant: Lory Paul Booker, Estate of Lory Paul Booker, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Lory Paul Booker, and Loretta Spade, as potential heir. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080.
January 24, 31, 2025 25-00109M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 02/07/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1964 RITZ mobile home bearing vehicle identification number 0643918 and all personal items located inside the mobile home. Last Tenant: Guy Douglas Owens, Estate of Guy Douglas Owens, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Guy Douglas Owens, and Terri Marie Pesto a/k/a Terri Owens. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080.
January 24, 31, 2025 25-00110M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that the undersigned, desiring to engage in business under the fictitious name of: FAST LAWNSCAPES, intends to register said name with the Secretary of State, State of Florida in compliance with Section 865.09 (Chapter 90-267) Florida Statutes.

Dated at, Manatee County, Florida, January 20, 2025.

SEPTENTRION HORTICULTURE FUND INC.

January 24, 2025

25-00097M

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 Clubhouse Cigar and Bar located at 5275 UNIVERSITY PKWY, 115 in the City of BRADENTON, Manatee County, FL 34201 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of January, 2025.

Paul Gray

January 24, 2025

25-00090M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LLOYD LUNDY, if deceased any unknown heirs or assigns, and GLORIA LUNDY, if deceased any unknown heirs or assigns, will, on February 5, 2025, at 10:00 a.m., at 508 44th Ave. E., Lot #A21, Bradenton, Manatee County, Florida 34203; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1986 MARK MOBILE HOME,
VIN: N23228,
TITLE NO.: 0047919615
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#25029-982)

January 24, 31, 2025

25-00093M

FIRST INSERTION

Notice of Public Meeting

Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, February 7, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

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

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

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

Jane Gaarlandt

District Manager

January 24, 2025

25-00103M

FIRST INSERTION

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("Board") of the Saltmeadows Community Development District ("District") will hold a Special Meeting on February 18, 2025 at 12:00 p.m., at Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Drive, University, Florida 34201 for the purpose of considering financing relating items and any other business which may properly come before it.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://saltmeadowsccd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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 such appeal is to be based.

District Manager

January 24, 2025

25-00089M

FIRST INSERTION

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to

which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: January 24, 2025.

JULIE WICKS-WHETSTONE

Personal Representative

6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Justin W. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:

jwnajmy@najmythompson.com

Secondary Email:

mccott@najmythompson.com

January 24, 31, 2025 25-00107M

FIRST INSERTION

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.

The date of first publication of this notice is: January 24, 2025.

DAVID A. JOYER

Personal Representative

1566 Lavello Lane
Palm Harbor, FL 34683
GREGORY A. FOX
Attorney for Personal Representative
Florida Bar No. 382302
FOX & FOX, P.A.
2515 Countryside Blvd. Ste G
Clearwater, Florida 33763
Telephone: 727-796-4556
E-mail: greg@foxlawpa.com
January 24, 31, 2025 25-00106M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION

File No. 2024 CP 002853 AX
Division PROBATE
IN RE: ESTATE OF
PAMELA DOROTHY NEGARD
Deceased.

The administration of the estate of Pamela Dorothy Negard, deceased, whose date of death was March 19, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and her 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 24, 2025.

Personal Representative:

Deborah Jean Reinsel

8645 28th Ave. E.
Palmetto, FL 34221
E-Mail: djreinsel@msn.com
Attorney for Personal Representative:
Whitney C. Glaser, Esq
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West, Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
January 24, 31, 2025 25-00099M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 0027
Division Probate
IN RE: ESTATE OF
David Lenefsky
Deceased.

The administration of the estate of DAVID LENEFSKY, deceased, whose date of death was September 17, 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 24, 2025.

Personal Representative:

JEFFREY A. COMPARETTO

10447 Hetrick Circle W.
Largo, FL 33774

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 24, 31, 2025 25-00108M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2025-CP-15
IN RE: ESTATE OF
JOYCE CAROL SHARAF,
Deceased.

The administration of the estate of JOYCE CAROL SHARAF, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 24, 2025.

Signed on this 17 day of January, 2025.

LISA W. KETNER

Personal Representative

885 Monte Cristo Blvd
St. Petersburg, FL 33715
JOHN J. WASKOM, ESQ.
Attorney for Personal Representative
Florida Bar No. 0962181
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
941-907-0006 Telephone
jwaskom@icardmerrill.com - primary
gbugayev@icardmerrill.com -
secondary
January 24, 31, 2025 25-00095M

Personal Representative:

Margaret Thomas

3309 Cambridge Avenue
Bradenton, Florida 34207
Attorney for Personal Representative:
Logan Elliott
Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West
Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
January 24, 31, 2025 25-00100M

--- SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 GENERAL JURISDICTION DIVISION
Case No. 2024CA001185AX
AmeriSave Mortgage Corporation, Plaintiff, vs. Shayla Renee Ellis a/k/a Shayla Ellis, et al., Defendants.
 NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001185AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County,

Florida, wherein AmeriSave Mortgage Corporation is the Plaintiff and Shayla Renee Ellis a/k/a Shayla Ellis; Sunnova SLA Management LLC; Heron Creek Neighborhood Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 12th day of March, 2025, the following described property as set forth in said Final Judgment, to wit:
 LOT 30, HERON CREEK, PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 36 THROUGH 41, INCLUSIVE, OF THE PUB-

LIC RECORDS OF MANATEE COUNTY, FLORIDA.
 TAX ID: 669807509
 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 noti-

fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 Dated this 21st day of January, 2025.
BROCK & SCOTT, PLLC
 Attorney for Plaintiff
 4919 Memorial Hwy, Suite 135
 Tampa, FL 33634
 Phone: (954) 618-6955
 Fax: (954) 618-6954
 FLEService@brockandscott.com
 By: /s/Justin J. Kelley
 Justin J. Kelley, Esq.
 Florida Bar No. 32106
 File # 24-F01262
 January 24, 31, 2025 25-00104M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 2023CA005606AX
DIVISION: B
United Wholesale Mortgage Plaintiff, -vs.- Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Lynnette Boyd a/k/a Lynnette S. Boyd; Unknown Spouse of Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA005606AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein United Wholesale Mortgage, Plaintiff and Jennacca Turpin a/k/a Jennacca L. Turpin a/k/a Jennacca Lynn Turpin 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 March 27, 2025, the following described property as set forth in said Final Judgment, to-wit:
 LOT 5, BLOCK F, CRESCENT LAKES SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 155, PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA.
 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. 55139
 Fax: (561) 998-6707
 For Email Service Only: FLEService@logs.com
 For all other inquiries: mtebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 23-329903 FC01 CEN
 January 24, 31, 2025 25-00102M

FIRST INSERTION

AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Publish in BUSINESS OBSERVER) (Amending to Correct the Sale Date per the Amended Final Judgment entered on January 16, 2025)
 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 Amended Uniform Final Judgment of Mortgage Foreclosure dated January 16, 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 SERIES 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 INSURANCE COMPANY, UNKNOWN TENANT #1 and UNKNOWN TENANT #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 18, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Amended 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 THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 147 OF THE PUBLIC RECORDS OF MANATEE 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 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 16th 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 24, 31, 2025 25-00091M

FIRST INSERTION

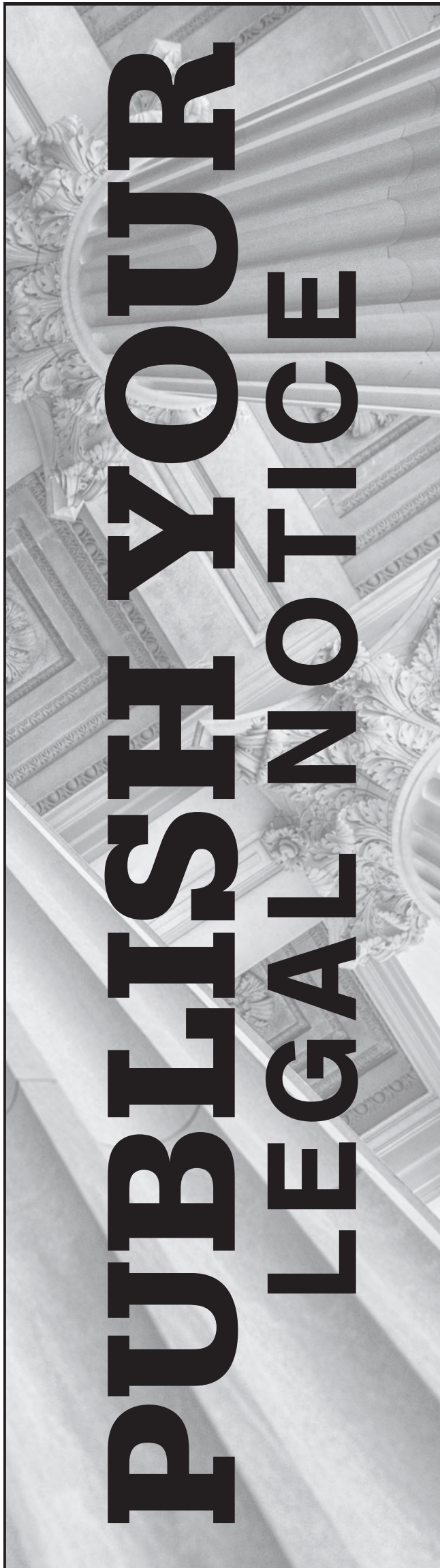
AMENDED NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 (Publish in BUSINESS OBSERVER) (Amending to Correct the Sale Date per the Amended Final Judgment entered on January 16, 2025)
 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA
 CIRCUIT CIVIL DIVISION
CASE NO.: 2023 CA003767AX
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, GRANTEEES, 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 Amended Uniform Final Judgment of Mortgage Foreclosure dated January 16, 2025, issued in and for Manatee County, Florida, in Case No. 2023CA003767AX, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF JUDITH W. STANFIELD, DECEASED, CARRIE LEE STANFIELD, CHRISTINA MARIE STANFIELD, TABBATHA STANFIELD GRIFFITH, UNKNOWN TENANT #1 N/K/A CARRIE STANFIELD 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 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Amended Uniform Final Judgment of Mortgage Foreclosure, to wit:
 LOT 221, PINECREST SUBDIVISION, 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 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 16th 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 24, 31, 2025 25-00092M

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
 CIVIL DIVISION
Case #: 2019CA005264AX
DIVISION: B
DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Q01 Plaintiff, -vs.- Saleem A. J. Mahdi a/k/a Saleem J. Mahdi; Unknown Spouse of Saleem A. J. Mahdi a/k/a Saleem J. Mahdi; Springcastle Credit Funding Trust, through its trustee Wilmington Trust, National Association; Arbor Creek Homeowner's 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, Devisees, 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, Devisees, Grantees, or Other Claimants
 Defendant(s).
 NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2019CA005264AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS, as Trustee for Residential Accredit Loans, Inc., Mortgage Asset-Backed Pass-Through Certificates, Series 2006-Q01, Plaintiff and Saleem A. J. Mahdi 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 13, 2025,

the following described property as set forth in said Final Judgment, to-wit:
 LOT 30, ARBOR CREEK, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 37, PAGE 184, 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 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. 55139
 Fax: (561) 998-6707
 For Email Service Only: FLEService@logs.com
 For all other inquiries: mtebbi@logs.com
 By: /s/ Amanda Friedlander, Esq.
 Amanda Friedlander, Esq.
 FL Bar # 72876
 19-321827 FC01 CXE
 January 24, 31, 2025 25-00101M



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

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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000008
IN RE: ESTATE OF
BESSIE FRIZZELL HILL A/K/A
BESSIE F. HILL,
DECEASED.

The administration of the estate of
BESSIE FRIZZELL HILL A/K/A BESSIE
F. HILL, deceased, whose date of
death was October 17, 2024 is pending
in the Circuit Court for Manatee County,
Florida, Probate Division, the address
of which is 1115 Manatee Avenue
West, Bradenton, Florida 34205. The
names and addresses of the personal
representative and the personal representative's
attorney are set forth below.

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

The date of the first publication of
this Notice is January 24, 2025.

Signed on this 2 day of January,
2025.

Personal Representative:
DEBRA NORRIS LANGLEY
A/K/A DEBBIE NORIS LANGLEY
7615 Mallo Road
Wilmington, NC 28411
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
January 24, 31, 2025 25-00111M

**SAVE
TIME**



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon
Friday Publication

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PINELLAS • POLK • LEE
COLLIER • CHARLOTTE

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

LV20906_V9

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address
Phone Number Time of Sale
5717 14th Street W, Bradenton,
Florida 34207 941-866-6675
02/06/2025 9:30am

Travis Curry- Household Goods
Ariel Baker- Household furniture and
items
Kenneth Jenkins- electric tools tv's
household items old air mattresses
Loria Jones- Household Goods
Roshunti Mrcay- Household Goods
Mary Cummings- Medical bed and
medical lift

Eric Williams- 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 25-00060M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address
5225 Caruso Road
Bradenton, FL 34203
Phone Number
941-216-0233
Time of Sale
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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 4805 96th St E,
Palmetto, FL 34221 on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

ExtraSpace 115 Manatee Ave. W.
Bradenton FL, 34205 on 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 5305 Manatee
Ave W, Bradenton FL, 34209 on
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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee
Ave W Bradenton, FL 34205 on 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

SECOND 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

THIRD INSERTION

NOTICE OF ACTION FOR
Joint Petition for Stepparent
Adoption

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

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

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

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

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

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

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941)
746-6151 or www.gulfcoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assistance
or do not know an attorney, you

may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.

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

Q&A

Are there different types
of legal notices?

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

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

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

Are internet-only legal
notices sufficient?

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

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

Newspaper legal notices fulfills all
of those standards.

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

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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) 552-3500

January 17, 24, 2025 25-00070M

SECOND 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 #1280508)
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

SECOND 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

SECOND 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

SECOND 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.

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

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

SECOND 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 pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA003644AX of the Circuit Court of the 12th 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 RCAF Acquisition Trust, Plaintiff and Victor G. Levine are defendant(s), I, Clerk of Court, Angelina Colonosso, 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 following described property as set forth in said Final Judgment, to-wit:
LOT 1, OF CEDAR WOODLANDS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 166-167, 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 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 hereby designates its primary email address for the purposes of email service as: FLEService@logs.com

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. 55139
Fax: (561) 998-6707
For Email Service Only:
FLEService@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 FCO1 SLE
January 17, 24, 2025 25-00079M

SECOND 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 and the personal representatives' attorney are set forth below.

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

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001401CP
Division Probate
IN RE: ESTATE OF
DAVID G. ROBERTSON
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 David G. Robertson, deceased, File Number 24001401CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950; that the decedent's date of death was September 9, 2023; that the total value of the estate is \$47,770.96 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Reda K. Robertson
913 Tropical Avenue NW
Port Charlotte, Florida 33948
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, Florida Statutes, 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 17, 2025.

Person Giving Notice:
Reda K. Robertson
913 Tropical Avenue NW
Port Charlotte, Florida 33948
Attorney for Person Giving Notice
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley, P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 17, 24, 2025 25-00034T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24-001333CP
IN RE: ESTATE OF

KAY E. MATNEY a/k/a BRENDA KAY ELKINS MATNEY Deceased.
The administration of the estate of KAY E. MATNEY a/k/a BRENDA KAY ELKINS MAYNET deceased, whose date of death was November 28, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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 Section 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 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:
Gerald T. Jessee
24378 Peppercorn Road
Punta Gorda, Florida 33955
Attorney for Personal Representative
Mary E. Trask
Florida Bar Number: 10927
Trask Law
16500 Burnt Store Road, Suite A-104
Punta Gorda, FL 33955
Telephone: (941) 655-8003
Fax: (239) 244-8563
E-mail: metesq@yahoo.com
Secondary Email:
trasklaw@gmail.com
January 17, 24, 2025 25-00035T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000029CP
Division Probate
IN RE: ESTATE OF
GEORGE HENRY LOAN
Deceased.

The administration of the estate of GEORGE HENRY LOAN, deceased, whose date of death was November 25, 1942, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33951-1687. 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:
Christine Marie Loan-Kruger
68 Lyndeborough Road
Amherst, New Hampshire 03031
Attorney for Personal Representative:
Season A. Spanski
Attorney
Florida Bar Number: 1044362
946 Tamiami Trail, #206
Port Charlotte, FL 33953
Telephone: (941) 206-2223
Fax: (941) 206-2224
E-Mail: Season@spanskilaw.com
E-Mail: Heather@spanskilaw.com
January 17, 24, 2025 25-00048T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000028-CP
Division Probate
IN RE: ESTATE OF
**ANDREW MCNAMARA A/K/A
ANDREW J. MCNAMARA**
Deceased.

The administration of the estate of ANDREW MCNAMARA A/K/A ANDREW J. MCNAMARA, deceased, whose date of death was October 10, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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:
Kevin McNamara
86 Regiment Drive
Gettysburg, Pennsylvania 17325
Schwarz & Harris, P.A.
Attorney for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
January 17, 24, 2025 25-00039T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001349CP
Division Probate
IN RE: ESTATE OF
DIXIE LEE KENTOPP
Deceased.

The administration of the estate of Dixie Lee Kentopp, deceased, whose date of death was October 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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:
Linda F. Smith
17 Smith Street
Hampton, New Jersey 08827
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 17, 24, 2025 25-00040T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 24001350CP
Division Probate
IN RE: ESTATE OF
DANIEL E. KENTOPP
Deceased.

The administration of the estate of Daniel E. Kentopp, deceased, whose date of death was November 12, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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:
Linda F. Smith
17 Smith Street
Hampton, New Jersey 08827
Attorney for Personal Representative:
T. Thomas Shirley
Attorney
Florida Bar Number: 154581
Dunkin & Shirley P.A.
170 West Dearborn Street
Englewood, Florida 34223
Telephone: (941) 474-7753
Fax: (941) 475-1954
E-Mail: tom@dunkinshirley.com
January 17, 24, 2025 25-00041T

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-000010-CP
Division: PROBATE
IN RE: ESTATE OF
**ROBERT IRVIN STRINGFELLOW,
A/K/A ROBERT I.
STRINGFELLOW, 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 Robert Irvin Stringfellow, a/k/a Robert I. Stringfellow, deceased, File Number 24-000010-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950; that the decedent's date of death was September 16, 2024; that the total value of the estate is \$40,000.00 and that the names and addresses of those to whom it has been assigned by such

order are:
Name Address Sara Stringfellow
1223 Wilshire Blvd., Apt. #1414 Santa Monica, CA 90403

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, Florida Statutes, 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 17, 2025.

Person Giving Notice:
Sara Stringfellow
1223 Wilshire Blvd., Apt. #1414
Santa Monica, CA 90403
Attorney for Person Giving Notice
Cheyenne R. Young
Florida Bar Number: 0515299
WOTITZKY, WOTITZKY &
YOUNG, P.A.
1107 W. Marion Avenue, Unit #111
Punta Gorda, FL 33950
Telephone: (941) 639-2171
Fax: (941) 639-8617
E-Mail: cyoung@wotitzkylaw.com
Secondary E-Mail:
jackie@wotitzkylaw.com
January 17, 24, 2025 25-00047T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 24 CP 1352
IN RE: ESTATE OF
SCOTT WILLIAM OLESEN
Deceased.

The administration of the estate of Scott William Olesen, deceased, whose date of death was August 29, 2024, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. 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

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

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

SECOND INSERTION

to whom it has been assigned by such order are:

Name Address
Creditors: Rocket Mortgage, LLC
Rocket Mortgage, LLC
PO Box 6577
Carol Stream, IL 60197-6577
Beneficiaries: Cody F. Mullin
2567 Lake View Blvd.
Port Charlotte, FL 33948

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

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:
Januari Carter
1777 Tamiami Trail, Suite 300
Port Charlotte, Florida 33948
Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
contact@nathandoughertylaw.com
January 17, 24, 2025 25-00049T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2400122CP
IN RE: ESTATE OF
DOUGLAS A. WRIGHT
Deceased.

The administration of the estate of DOUGLAS A. WRIGHT, deceased, whose date of death was October 13, 2024, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 Marion Ave., Punta Gorda, FL 33950. 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:
ALANA MAHLER WRIGHT
26450 Asuncion Dr.
Punta Gorda, FL 33983
Attorney for Personal Representative:
DAVID R. CORNISH, Attorney
Florida Bar Number: 0225924
355 W. Venice Ave.
VENICE, FL 34285
Telephone: (941) 483-4246
Fax: (941) 485-8163
E-Mail: david.cornish@verizon.net
Secondary E-Mail: none
January 17, 24, 2025 25-00042T

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

B10288