

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Warren Averett Staffing and Recruiting, LLC, 2500 Action Rd, Birmingham, AL 35243, desiring to engage in business under the fictitious name of Warren Averett Executive Search and Recruiting, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State, January 31, 2025 25-00163M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lakewood Ranch 10810 Internet Pl Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Cassandra Borely unit #1126; Britt Geiman unit #3007; Matthew Hill unit #3109. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jan. 31; Feb. 7, 2025 25-00114M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 12:00 PM. Said property is iStorage, 8709 Old Tampa Rd, Parrish, FL, 34219 Andrew Bocchiaro; Sports memorabilia, sports equipment, boxes, totes. Wendy Skoczen; Childrens books, boxes, shelving, books. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. Jan. 31; Feb. 7, 2025 25-00139M

FIRST INSERTION

Notice of Self Storage 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 20, 2025 @ 11am Chevelle Drayton Stove fridge 2 bed room sets fish tank clothing 70" TVs entertainment center 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. Jan. 31; Feb. 7, 2025 25-00119M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Manatee 2330 Manatee Ave E/ 2305 9th St W Bradenton FL 34208 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Estate Of Belinda L Nash unit #B207; Alexander Abbott unit #B229; Nicolas Jasso-Ortiz unit #B255; All Seasons Service/Orlando Briseno unit #B394; Emmanuela Philippe unit #C481; Nicolas Jasso-Ortiz unit #C486; Carol Perry unit #C487; Pamela Y Johnson unit #D645; Scott Rill unit #M941; Raul Machado unit #MA113; Jason Brown unit #MA218; Russell Formes unit #MB304. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jan. 31; Feb. 7, 2025 25-00115M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - SR70 8785 State Road 70 Bradenton FL 34202 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Darren McHugh unit #1204; Kendra Karas unit #2224; Paige Rollins unit #7202. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jan. 31; Feb. 7, 2025 25-00113M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 2/20/2025 at 9:30AM Adrain Mitchell - Boxes Myaael Barrington - Bags and boxes 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. Jan. 31; Feb. 7, 2025 25-00144M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5225 Caruso Road, Bradenton, FL 34203 Phone Number 941-216-0233 Time of Sale February 20, 2025 @ 11am Chevelle Drayton Stove fridge 2 bed room sets fish tank clothing 70" TVs entertainment center 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. Jan. 31; Feb. 7, 2025 25-00133M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Milbrod & Hessel CPA located at 6111 Exchange Way in the County of Manatee in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Manatee, Florida, this 22 day of January, 2024. Heroic Solutions CPA Florida LLC January 31, 2025 25-00132M

FIRST INSERTION

Notice of Self Storage 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 20th, 2025 at 9: 30 AM Shamone Garvin - Furniture, Home Goods, Electronics, TV's etc. Monique M King - Household goods, furniture Kayla Miller - containers and bins The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Jan. 31; Feb. 7, 2025 25-00116M

FIRST INSERTION

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT REVISED NOTICE OF MEETING

Notice is hereby given that the location of the previously advertised February 18, 2025 Special Meeting of the Board of Supervisors ("Board") of the Saltmeadows Community Development District ("District") has changed. The meeting will be at 12:00 p.m., at Hampton Inn & Suites Sarasota/Lakewood Ranch, 8565 Cooper Creek Blvd., Sarasota, Florida 34201 for the purpose of considering financing related 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://saltmeadowsdcd.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 31, 2025 25-00145M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 10:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Gerald Plumbo; Files, signage stuff, merchandise, boxes, shelving. veronica Gonzalez; Dressers, plastic drawers, totes, kids toys, backpack, clothes, box. vicky kornegay; Walker, TV box, weed wacker, leaf blower, chainsaw case, christmas decorations, misc tools, boxes, totes, air compressor, clothes. Valerie Barbara Miller; Shovels, couch, tool box, dresser, mattress, plants (faux), whiteboard, mirror, dining room set, games, toys, leather furniture, boxes, electronics. Adriana Gomez; Vacuum, Dresser, Firepit, tire, pole saw, roomba, buckets, shelve, blankets, blowup mattress. Carl Jensen; Safe, toolbox, shop vac, totes, boxes, AC unit, sandblaster, shovels, side car for motorcycle, coolers, chests, tool bags, pressure washer MOTORCYCLE IS NOT INCLUDED IN SALE. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. Jan. 31; Feb. 7, 2025 25-00138M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 02/20/2025 9:30am Nysha Williams- Household Goods Miranda Hopper- Household Items The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Jan. 31; Feb. 7, 2025 25-00124M

FIRST INSERTION

Notice of Self Storage 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 20th, 2025 at 9: 30 AM Shilaia Williams - Totes and Clothes 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. Jan. 31; Feb. 7, 2025 25-00117M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 20th day of February, 2025 at 10:00 AM. Said property is iStorage, 8400 Cortez Road W, Bradenton, FL, 34210 Paul Lameiro , Grill, Entertainment Center, Mattresses, Mirror, TV, Sink, Dining Room Tables, Pots/Pans, Artwork. Darrin Combs, Bed frame, beds, shoes, vacuum, mop, diaper genie, totes, bassinette. Frankie Clements, Kayak, table saw, bike, kayak rig, blankets (CAR NOT FOR SALE). Daniel Stambaugh, Bikes, fishing equipment, cooler, dresser, wheel rims, truck tool box. Noah Mose Ransom, Car (Lincoln) car not for sale, Rims, Tires, Boxes Misc Motor Oil. Pauline Ney, File boxes, Beach Chairs, Sleeping bags, Blankets, Art work. Spyros Marinou, Restaurant equipment, pizza oven, cooler, lights, dough mixer, prep bar, misc pieces, restaurant tools. Thomas Shepherd, tools boxes, ladder, totes, extension cords, fishing poles, vacuum. Shawn Wall, Boat motors, air compressor, tires, tools, ropes, anchors (CAR NOT FOR SALE). All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. Jan. 31; Feb. 7, 2025 25-00140M

FIRST INSERTION

Notice of Self Storage Sale

Please take notice Safeguard Self Storage #140401 located at 4335 Royal Palm Drive Bradenton FL 34210 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 2/18/2025 at 4:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Miren Itxaso Menchaca unit #147; Kristin Kay Sommers unit #221; Octavia Dimitra Maxwell unit #228; Damien Latroy Simmons unit #247. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. Jan. 31; Feb. 7, 2025 25-00120M

FIRST INSERTION

Notice of Self Storage Sale

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Auction date and time: 02/20/25 @ 10:00AM Extra Space Storage 1930 Cortez Rd W, Bradenton, FL, 34207 941-302-9918 www.Storagetreasures.com Flor Yamileth Fuentes Machado - Home items, personal items, bike Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. Jan. 31; Feb. 7, 2025 25-00118M

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 Bloom & Branch Design Co. located at 5924 Laurelcrest Gln in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of January, 2025. Rhonda Morcillo January 31, 2025 25-00143M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 02/20/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B2102 Jessica Mitchell	Boxes, totes
Unit B2108 Javier Guerrero	Furniture, electronics, boxes, bags
Unit B2112 Dana Flores Lopez	Furniture, boxes, clothing
Unit C4078 Michael Rogalin	Totes, Lawn Equipment
Unit C5143 Dalton Brumbach	Appliances, electronics, boxes
Unit D6025 Miguel Mireles	Appliances, electronics, boxes, totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 Jan. 31; Feb. 7, 2025 25-00121M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Parrish North Community Development District

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

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at (813) 608-8242.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours 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 Manager's office.

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

Jayna Cooper District Manager January 31; Feb. 7, 2025 25-00122M

FIRST INSERTION

REQUEST FOR QUALIFICATIONS FOR PROFESSIONAL ENGINEERING SERVICES FOR THE CROSSCREEK COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the CrossCreek Community Development District (the "District"), located in Manatee County, Florida, announces that it is soliciting professional engineering services to be performed on a continuing basis for the District's earthwork, stormwater management systems, landscape, irrigation, signage, preserve areas, and other public improvements authorized by Chapter 190, Florida Statutes. The engineering firm or individual selected will act in the general capacity of District Engineer and will provide District engineering services, as required.

The selection manual ("Selection Manual"), including the scope of work, instructions to applicants, evaluation criteria and other documents, will be available beginning January 31, 2025, at 12:00 p.m. from the District Manager, Venessa Ripoll, ripollv@pfm.com .

Any firm or individual ("Applicant") desiring to provide professional engineering services to the District must: (1) hold applicable federal, state and local licenses; (2) be authorized to do business in Florida in accordance with Florida law; and (3) furnish a statement ("Qualification Statement") of its qualifications and past experience on U.S. General Service Administration's "Architect-Engineer Qualifications, Standard Form No. 330," along with pertinent supporting data.

The District will review all Applicants consistent with Florida law, including the Consultant's Competitive Negotiations Act, Chapter 287, Florida Statutes ("CCNA"). Each interested Applicant must submit an original copy and one (1) electronic copy (PDF format on a USB flash drive) of the Qualification Statement, along with all other requested attachments, by February 21, 2025, at 12:00 p.m. to attention: Venessa Ripoll, PFM Group Consulting LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, FL 32817.

Furthermore, all Applicants, and specifically the individual(s) who would be responsible for providing the engineering services and interacting with the District's representatives on a day-to-day basis, shall be available to present the Applicant's Qualifications Statement and respond to questions at the District's February 27, 2025, Board meeting to be held at 10:00 a.m. at the Cross Creek Amenity Center, 4000 Creekside Park Dr., Parrish, FL 34219, and, upon the District Board's request, such other meetings as the District's Board may designate (contact the District Manager for time/location, and any adjustments to the date).

The Board shall select and rank the Applicants using the requirements set forth in the CCNA and Selection Manual, and the highest ranked Applicant will be requested to enter into contract negotiations. If an agreement cannot be reached between the District and the highest ranked Applicant, negotiations will cease and begin with the next highest ranked Applicant, and if these negotiations are unsuccessful, will continue to the third highest ranked Applicant, and so forth.

Any protest regarding the terms of this Notice or the Selection Manual must be filed in accordance with the Selection Manual, applicable law, and the District's Rules of Procedure (which are available from the District Manager upon request).

Any and all questions related to this Request for Qualifications shall be directed in writing by email only to Venessa Ripoll at ripollv@pfm.com no later than 12:00 p.m. on February 12, 2025.

Venessa Ripoll District Manager January 31, 2025 25-00134M

--- PUBLIC SALES / ESTATE ---

## FIRST INSERTION

## Notice of Self Storage Sale

Please take notice Midgard Self Storage - Bradenton - Lena 5246 Lena Rd Bradenton FL 34211 intends to hold a sale to sell the property stored at the Facility by the below Occupant who is in default at an Auction. The sale will occur as an online auction via [www.storageauctions.com](http://www.storageauctions.com) on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Daniel MacDonald unit #3526. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.

Jan. 31; Feb. 7, 2025 25-00112M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 William Eklund - Plastic Totes, Bicycle parts, suitcase, Fishing pole, Pool sticks Misc household goods. Daniel Church - Motorcycle helmet, Chairs, Shelving units, Plumbing snake, Food saver sealer, TV, Dehumidifier, 2 safes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00154M

## FIRST INSERTION

## NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

## CASE NO. 2015CP001203AX IN RE: THE ESTATE OF: COHEN, LAWRENCE S DECEASED

PLEASE TAKE NOTICE that on 08/17/2022, there was placed on deposit in this office, funds received from Kate Smith Law Trust in the amount of \$3,876.14

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Henry Emmons who is deceased.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 23, 2025.

Angelina "Angel" Coloneso, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller  
By: Connie Lucas  
Deputy Clerk  
Jan. 31; Feb. 28, 2025 25-00156M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Tatiana Lee 04013 Pressure Washer, Water Tank, Workout Bench, Sinks, Fishing Pole, Air Fryer, Step Stool. Christine Cundiff 03012 Tiger Stripe Chair, Boxes, Misc Household Goods, Furniture. Thomas Macdonald 08023 Tools, Travel Couch, Street Sign McDonald sign, Misc Items, Trailer. Jayon Bahamian 00413 Couch, Paintings, Bedframe, Vacuum. Stephen Caton 01039 Couch, Shelf, Scooter, Fan, Pipes. Chris Tina Harrison 00222 Clothes, Mattress, Misc Items. Michael Aguiar 00226 Shelves, Box, Bunkbed Staircase. tony marsh 01414 2 Mattress, 1 Teddy Bear. Matthew Gordon 01007 Toys, Bounce House, TV, Dog Cage, Boxes, Bins, Bags. Angela Reid 00912 Furniture, Kids Toys, Table, Misc Household Items. Claudia Sampson 01311 Plates Pons Piano, Golf Clubs Clothes, Beach Chairs, End Table, Suitcases. Jonathan Coronado 01082 Clothes, Bookbag, Bags, Paper, Cane. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00165M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Notice of Public Auction for money due on storage units. Auction will be held on February 17, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.

**3602 14th street W Bradenton FL 34205**  
Mercedes Brown 4187 \$276.65  
Denise Maginness 1076 \$349.02  
Amanda Perez Cardoso 3066 \$507.35  
Rob Casbarro 3023 \$560.75  
Anna Mares 1044 \$576.20  
Kasey Wattsstroble 2072 \$375.35  
Aerion Saxton 1104 \$225.40  
**7735 US 41 Palmetto, FL 34221**  
Samantha Fanco 2027 \$466.10  
Ernest Robinson 1108 \$532.85  
Lottiel Greer 0150 \$1,090.30  
Jan. 31; Feb. 7, 2025 25-00164M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 10415 Portal Crossing, Bradenton, FL, 34211 Holly Garback - Dressers, soccer net, boxes, mirrors, tubs, tools, vacuum, misc furniture, pictures, rugs, pillows, mattress, misc household goods. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00155M

## FIRST INSERTION

## NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

## CASE NO. 2019CP003453AXX IN RE: THE ESTATE OF: CHILDRESS, MARTHA A DECEASED

PLEASE TAKE NOTICE that on 03/04/2021, there was placed on deposit in this office, funds received from Matthew D. Unzicker, Esq. in the amount of \$1,134.14

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the claimant Richard P. Hartmann who is now deceased.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 23, 2025.

Angelina "Angel" Coloneso, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller  
By: Kathy Steinmetz  
Deputy Clerk  
Jan. 31; Feb. 28, 2025 25-00157M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Richard Tucker Car radio, totes, stool, shovel, milk crates., Gerard Anderson Shoes, bassinet, boxes, bags, baby stroller, box fan, kids toy. John Blacketer Clothing, tools, car battery, beach chair, blankets, leaf blower, tool box. Charli Parsons Clothing, Bags. Edmund Jendrick Outdoor stones, large trashcan, totes, rakes, tool box, wooden sawhorses. Crystal Brimer Bike, wooden cabinet, doll house, plastic drawers, totes, metal shelf rack, bags, cords, trunk, wooden boxes, tool box. Tara Murrell Boxes, dining room chairs, love seat, lamps, kids toys, flat screen TV, rocking horse, diaper changing station, baby walker, stroller. Latasha Prater Boxes, bags, metal shelf. Tara Murrell VEHICLE AND DIRT BIKE NOT FOR SALE Kids toys, deep freezer, boxes, play pen, bags, bassinet, pressure cooker, chairs. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00151M

## 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 Best Coast Internal Medicine located at 250 2nd Street East, Suite 3B in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 27th day of January, 2025.  
LBMD Group, LLC  
January 31, 2025 25-00148M

## FIRST INSERTION

## NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2022GA001192AX IN RE: GRD OF: MUSSER, PATRICIA A DECEASED

PLEASE TAKE NOTICE that on 9/12/2023, there was placed on deposit in this office, funds received from Katie Everlove-Stone, Esq. in the amount of \$3,928.69

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Estate of Patricia A. Musser who IS unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 744.534.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on January 24, 2025.

Angelina "Angel" Coloneso, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller  
By: Connie Lucas  
Deputy Clerk  
Jan. 31; Feb. 28, 2025 25-00158M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Kaden Crigley - Mattress, Printer, metal Cabinets, Vacuum, Personal items, futon, picture frame, and miscellaneous household items. Kaden Crigley - Floor Joyce, Fish tank, Mattress, metal shelf. Brian Beck - Rake, Stoller, Table saw, Trunk. Angelica Leyva - Washer, Dryer, Air Hockey table, refrigerator. Rick Rojas - Refrigerator smoker, Nail gun, Paint gun TVs. Dana Flores Lopez - Chair, Luggage Box fan Table. Michael Garten - refrigerator mirror. Julio Ruiz - boxes luggage tables. Adrienne Rolle - set of tires. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00152M

## FIRST INSERTION

## PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://lockerfox.com) on Thursday the 20th day of February, 2025 at 11:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Aerial Laycock - Boxes, wagon, dressers, fan, headboard, dolly, fishing poles, mattresses, light bulbs, toys, tires, mirror, blower, plastic bags, tackle box, tool box, rugs, shop vac, dog crate, clothes, tarp, dishes, misc household. Ryan Travis- Boxes, tubs, pictures, pillows, clothes, Bikes, table, misc household items. Nicole Lia - Vacuum, boxes, bags, pictures, suite case, beach chair, TV, hangers, basket, misc household. Christopher Grimes - Fishing pole, recliner, office chair, diver bc, chest, coffee maker, mattress, bedframe, tools, boxes, tables, pictures, dishes, misc furniture, misc household goods. Rich Polese - Pallet jack, computer equipment, boxes, tool chest, welding equipment, bolt cutter, baseball bat, metal cabinets, misc household goods. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

Jan. 31; Feb. 7, 2025 25-00153M

## FIRST INSERTION

## NORTHLAKE STEWARDSHIP DISTRICT NOTICE MEETING

Notice is hereby given that the Board of Supervisors ("Board") of the Northlake Stewardship District ("District") will hold a regular meeting on February 12, 2025 at 3:00 p.m., at 6102 162nd Ave E., Parrish.

At such time the Board is so authorized and may consider any business that 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 the meeting. A copy of the agenda for the meeting may be obtained from 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://northlakesd.net/>.

There may be occasions when Board Supervisors or District Staff may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (877) 276-0889 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 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 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 31, 2025

25-00160M

## FIRST INSERTION

## NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
File No. 2025-CP-176  
IN RE: ESTATE OF

JOHN C. VESELENAK, Deceased.

The administration of the estate of JOHN C. VESELENAK, deceased, whose date of death was January 1, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, 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 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 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 or a beneficiary as specified under s. 732.221, 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 31, 2025.

Signed on this 29th day of December, 2024.  
**LOUISE CLARE JUILLARD**  
Personal Representative  
111 Meadowspring Circle  
The Woodlands, TX 77381

SUSAN NESBET-SIKUTA  
Attorney for Personal Representative  
Florida Bar No. 859001  
Dentons Cohen & Grigsby P.C.  
9110 Strada Place, Suite 6200  
Naples, FL 34110  
Telephone: (239) 390-1900  
Email: [susan.sikuta@dentons.com](mailto:susan.sikuta@dentons.com)  
Secondary Email: [shannon.haas@dentons.com](mailto:shannon.haas@dentons.com)  
Jan. 31; Feb. 7, 2025 25-00168M

Kevin M. Collver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE, PER-  
RON & SHEA, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: [kcollver@barneswalker.com](mailto:kcollver@barneswalker.com)  
Secondary Email: [swix@barneswalker.com](mailto:swix@barneswalker.com)  
Jan. 31; Feb. 7, 2025 25-00169M

## 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 By His Grace located at 1715 Lakewood Ranch Blvd in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of January, 2025.  
Salvatore Tozzi  
January 31, 2025 25-00170M

## FIRST INSERTION

## NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000179-AX IN RE: ESTATE OF NANCY DAVIS, Deceased.

The administration of the Estate of NANCY DAVIS, Deceased, whose date of death was December 6, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221.

The date of first publication of this notice is: January 31, 2025.

**JOSEPH R. DAVIS**  
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](mailto:jwnajmy@najmythompson.com)  
Secondary Email: [msscott@najmythompson.com](mailto:msscott@najmythompson.com)  
Jan. 31; Feb. 7, 2025 25-00171M

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

**Business Observer**

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Email your Legal Notice  
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**Business Observer**

LV20906\_V12

--- ESTATE ---

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024CP2851**  
**IN RE: ESTATE OF**  
**JOAQUIM LOPES, JR.**  
 Deceased  
 The administration of the Estate of JOAQUIM LOPES, JR., deceased, File No. 2024-CP- 2851 is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE 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 who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED 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 31, 2025.  
**Personal Representative:**  
**JAMES WM. KNOWLES**  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 Attorney for Personal Representative:  
**JAMES WM. KNOWLES**  
 Florida Bar No. 0296260  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 941-746-4454  
 Jan. 31; Feb. 7, 2025 25-00125M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-002098**  
**IN RE: ESTATE OF:**  
**FRANKLIN FREDRIC FIEDLER**  
 Deceased.  
 The administration of the estate of FRANKLIN FREDRIC FIEDLER, deceased, whose date of death was July 31, 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.  
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.  
 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 31, 2025.  
**PAMELA J. JESTER**  
**Personal Representative**  
 1213 Eliza Street  
 Key West, Florida 33040  
 Thomas A. Moseley  
 Attorney for Personal Representative  
 Email:  
 tom@bradentonattorneyatlaw.com  
 Secondary Email: michoeh@bradentonattorneyatlaw.com  
 Florida Bar No. 0333689  
 Thomas A. Moseley, Chartered  
 1724 Manatee Avenue West  
 Bradenton, Florida 34205  
 Telephone: 941-747-8185  
 Jan. 31; Feb. 7, 2025 25-00147M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025CP47**  
**IN RE: ESTATE OF**  
**RACER PHOENIX MILLER**  
 Deceased  
 The administration of the Estate of RACER PHOENIX MILLER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE 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 who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED 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 31, 2025.  
**Personal Representative:**  
**JESSICA L. MILLER**  
 4850 51st St W, Apt. 1106  
 Bradenton, FL 34210  
 Attorney for Personal Representative:  
**DAVID J. BOUJANE, JR., ESQ.**  
 Florida Bar No. 058865  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 941-404-4940  
 Jan. 31; Feb. 7, 2025 25-00126M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025-CP-000157**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**IMELDA FAHY**  
 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 IMELDA FAHY, deceased, File Number 2025-CP-000157, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205; that the decedent's date of death was September 18, 2024; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:  
 Name Address  
 WILLIAM B. SCOVILL  
 8031 Cooper Creek Blvd., Suite 101  
 University Park, Florida 34201  
 ALL INTERESTED PERSONS ARE NOTIFIED THAT:  
 All creditors of the estate of the decedent and 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 31, 2025.  
**Gregory E. Rahn**  
 P.O. Address:  
 407 135th Street East,  
 Bradenton, FL 34212  
**Pamela J. Rahn**  
 P.O. Address:  
 3839 Creekside Park Drive,  
 Parrish, FL 34219  
**Personal Representative**  
**ROBERT W. DARNELL**  
**ATTORNEY AT LAW**  
 Attorneys for Personal Representative  
 2639 FRUITVILLE ROAD  
 SUITE 201  
 SARASOTA, FL 34237  
 Telephone: (941) 365-4950  
 Florida Bar No. 0611999  
 Jan. 31; Feb. 7, 2025 25-00130M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY,  
 FLORIDA  
 PROBATE DIVISION  
**File No. 2024CP2821**  
**IN RE: ESTATE OF**  
**WILLIAM E. STRAKER**  
 Deceased  
 The administration of the Estate of WILLIAM E. STRAKER, deceased, File No. 2024-CP-2821 is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE 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 who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED 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 31, 2025.  
**Personal Representative:**  
**ROBERT A. STRAKER**  
 4118 Heron Way  
 Bradenton, FL 34205  
 Attorney for Personal Representative:  
**JAMES WM. KNOWLES**  
 Florida Bar No. 0296260  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 941-746-4454  
 Jan. 31; Feb. 7, 2025 25-00131M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 Manatee COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025CP154**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**SAUNDRA RAHN,**  
 Deceased.  
 The administration of the estate of Sandra Rahn, deceased, whose date of death was December 24th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME 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 31, 2025.  
**Gregory E. Rahn**  
 P.O. Address:  
 407 135th Street East,  
 Bradenton, FL 34212  
**Pamela J. Rahn**  
 P.O. Address:  
 3839 Creekside Park Drive,  
 Parrish, FL 34219  
**Personal Representative**  
**ROBERT W. DARNELL**  
**ATTORNEY AT LAW**  
 Attorneys for Personal Representative  
 2639 FRUITVILLE ROAD  
 SUITE 201  
 SARASOTA, FL 34237  
 Telephone: (941) 365-4950  
 Florida Bar No. 0611999  
 Jan. 31; Feb. 7, 2025 25-00130M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025CP23**  
**IN RE: ESTATE OF**  
**SALLY E. LAVIOLETTE**  
 Deceased  
 The administration of the Estate of SALLY E. LAVIOLETTE, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE 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 who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT SO FILED 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 31, 2025.  
**Personal Representative:**  
**JOSEPH R. LAVIOLETTE**  
 24 Squire Dr  
 West Springfield, MA 01089  
 Attorney for Personal Representative:  
**DAVID J. BOUZIANE, JR.**  
 Florida Bar No. 58865  
 2812 Manatee Ave W  
 Bradenton, FL 34205  
 941-404-4940  
 Jan. 31; Feb. 7, 2025 25-00149M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2024-CP-2302**  
**Twelfth Judicial Circuit**  
**IN RE: ESTATE OF**  
**WALTER A. MERKLER,**  
 Deceased.  
 The administration of the estate of Walter A. Merkler, deceased, whose date of death was June 15, 2024, and whose social security number is xxx-xx-1891, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 31, 2025.  
**Personal Representative:**  
**Mary C. Merkler**  
 525 Blue Heron Drive  
 Anna Maria, Florida 34216  
 John M. Compton (FL Bar #128058)  
 Attorney for Personal Representative  
 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  
 Jan. 31; Feb. 7, 2025 25-00128M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 (Summary Administration)  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**Case No. 2024 CP 2742**  
**Judge Diana Moreland**  
**IN RE: ESTATE OF**  
**FRED R. BOEHM**  
 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 Fred R. Boehm, deceased, Case No. 2024 CP 2742 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 August 4, 2024; that the total value of the estate is approximately \$54,000.00, and that the name of those to whom it has been assigned by such order is:  
 Kenneth Boehm  
 Alison Bridge  
 Maureen Bascom  
 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 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 date of first publication of this Notice is January 31, 2025.  
**Person Giving Notice:**  
**MAUREN BASCOM**  
 3 Magauran Drive  
 Stafford Springs, CT 06076  
 Attorney for Person Giving Notice:  
**JENNIFER L. HAMEY (0123046)**  
 Jennifer L. Hamey, PA  
 3815 US Highway 301 N  
 Ellenton, FL 34222  
 (941) 932-6217  
 jenniferhamey@gmail.com  
 Jan. 31; Feb. 7, 2025 25-00135M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**CASE NO: 2024 CP 2921**  
**IN RE: THE ESTATE OF:**  
**BARBARA ELEANOR NELSON**  
 Deceased.  
 The administration of the estate of BARBARA ELEANOR NELSON deceased, whose date of death was 7/16/24 and whose Social Security Number is xxx-xx-0852, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this Notice is 1/31/25.  
**Personal Representative**  
**KENNETH E. GROTZ**  
**c/o Richard Barton Ray,**  
**Registered Agent**  
 6108 26th Street West, Suite 2  
 Bradenton, Florida 34207  
 Attorney for Personal Representative  
 s/ Richard Barton Ray  
**RICHARD BARTON RAY, Esquire**  
 6108 26th Street West, Suite 2  
 Bradenton, Florida 34207  
 (941)755-3731  
 Florida Bar No: 0717381  
 Jan. 31; Feb. 7, 2025 25-00166M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2023-CP-2575**  
**IN RE: ESTATE OF**  
**CINDY MARIE MACKEY**  
 Deceased  
 The administration of the estate of CINDY MARIE MACKEY, deceased, whose date of death was February 13, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons who have 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 31, 2025.  
**s/ Personal Representative:**  
**s/ D. SCOTT WESLEY, ESQUIRE**  
 Attorney for Personal Representative:  
**s/ D. SCOTT WESLEY, ESQUIRE**  
**D. SCOTT WESLEY, ESQUIRE**  
 Attorney  
 Florida Bar Number: 0127462  
 2127 Ringling Blvd., Suite 103  
 Sarasota, Florida 34237  
 Telephone: (941) 951-6733  
 E-Mail: scott@dswesley-law.com  
 Secondary E-Mail:  
 scott@sarasotafamilylawyers.com  
 Jan. 31; Feb. 7, 2025 25-00146M

**FIRST INSERTION**  
**NOTICE TO CREDITORS**  
 IN THE CIRCUIT COURT FOR  
 MANATEE COUNTY, FLORIDA  
 PROBATE DIVISION  
**File No. 2025-CP-000141-AX**  
**IN RE: ESTATE OF**  
**CAROLE JEAN MICKLUS,**  
 Deceased.  
 The administration of the estate of CAROLE JEAN MICKLUS, deceased, whose date of death was December 30, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
 The date of first publication of this notice is January 31, 2025.  
**Personal Representative:**  
**Samuel Micklus**  
**c/o Christopher A. Likens, Esq.**  
 1800 Second Street, Suite 971  
 Sarasota, FL 34236  
 Attorney for Personal Representative:  
 Christopher A. Likens  
 Florida Bar Number: 0981303  
**CHRISTOPHER A. LIKENS, P.A**  
 1800 Second Street, Suite 971  
 Sarasota, FL 34236  
 Telephone: (941) 365-7838  
 eservice@calikens.com  
 Jan. 31; Feb. 7, 2025 25-00150M

**Q&A** How much do legal notices cost?  
 The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com. The public is well-served by notices published in a community newspaper.  
**VIEW NOTICES ONLINE AT**  
 LegalBusinessObserverFL.com  
 To publish your legal notice email:  
 legal@businessobserverfl.com

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2024 CP 001316 AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ROBIN LEE GARBER**  
**Deceased.**

The administration of the estate of Robin Lee Garber, deceased, whose date of death was April 5, 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 31, 2025.

**Personal Representative:****Deborah K. Garber**1280 20th St. W.  
Bradenton, FL 34205  
whatever32181@yahoo.com  
(941) 465-7064Attorney for Personal Representative:  
Whitney C. Glaser, Esq  
AttorneyFlorida 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

Jan. 31; Feb. 7, 2025 25-00129M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2024-CP-2837**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DOROTHY M. KIDD**  
**Deceased.**

The administration of the estate of Dorothy M. Kidd, deceased, whose date of death was June 9, 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.

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 31, 2025.

**Personal Representative:**

Brenden Kidd

24840 Jennings Road  
Myakka City, Florida 34251

Attorney for Personal Representative:

/s/ Jeanne M. Bennett

Jeanne M. Bennett, Esquire

Florida Bar No.: 32881

O'BRIEN &amp; BENNETT, P.A.

2750 Ringling Blvd., Ste 3

Sarasota, Florida 34237

Telephone: (941) 316-9200

Fax: (941) 308-0202

E-Mail: jeanne@obrienbennett.com

Jan. 31; Feb. 7, 2025 25-00141M

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT  
OF THE TWELFTH JUDICIAL  
CIRCUIT OF FLORIDA IN  
AND FOR MANATEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**  
**412024CA001134CAAXMA**  
**LAKEVIEW LOAN SERVICING,**  
**LLC,**  
**Plaintiff, vs.**  
**NICHOLAS JOHN D'AMICO A/K/A**  
**NICHOLAS D'AMICO, et al.,**  
**Defendant.**

To: NICHOLAS JOHN D'AMICO A/K/A NICHOLAS D'AMICO  
4024 MOSSY LIMB CT, PALMETTO, FL 34221  
UNKNOWN SPOUSE OF NICHOLAS JOHN D'AMICO A/K/A NICHOLAS D'AMICO

4024 MOSSY LIMB CT, PALMETTO, FL 34221

LAST KNOWN ADDRESS STATED,

CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: LOT 46, WILLOW WALK - PHASE IIA-IIB-III, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 63, PAGE 129, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Sara Collins, Esq, McCalla Raymer Leibert Pierce, LLC, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court 30 days from the first

## FIRST INSERTION

publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

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

WITNESS my hand and seal of said Court on the 27th day of January 2025  
ANGELINA "ANGEL"  
COLONNESO, ESQ.  
CLERK OF COURT OF  
MANATEE COUNTY  
As Clerk of the Court  
(SEAL) BY: Kris Gaffney  
eSigned: 01/27/2025 16:12:22 PM  
Deputy Clerk

Sara Collins, Esq  
McCalla Raymer  
Leibert Pierce, LLC  
225 East Robinson Street, Suite 155  
Orlando, FL 32801  
24-09120FL  
Jan. 31; Feb. 7, 2025 25-00161M

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT OF  
FLORIDA IN AND FOR MANATEE  
COUNTY  
GENERAL JURISDICTION  
DIVISION  
**CASE NO.**  
**412024CA001922CAAXMA**  
**FEDERAL HOME LOAN**  
**MORTGAGE CORPORATION**  
**AS TRUSTEE FOR FREDDIE**  
**MAC SEASONED CREDIT RISK**  
**TRANSFER TRUST, SERIES**  
**2018-2,**  
**Plaintiff, vs.**  
**SANDRA SILER ROSS, et al.,**  
**Defendant.**

To: the following Defendant(s):  
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST DIANE S. BARCUS A/K/A DIANE BARCUS A/K/A DIANE SUE BARCUS, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES OR OTHER CLAIMANTS  
ADDRESS: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:  
LOT 1, BLOCK 1, HIGHLAND GROVE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on McCalla Raymer Leibert Pierce, LLC, Sara Collins, Attorney for Plaintiff, whose address is 225 East Robinson Street, Suite 155, Orlando, FL 32801 within thirty (30) days after the first publication of

this Notice in and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

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

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

WITNESS my hand and seal of this Court this 23rd day of January, 2025.

ANGELINA "ANGEL"

COLONNESO, ESQ.

CLERK OF COURT OF

MANATEE COUNTY

(SEAL) By As Deputy Clerk

Submitted by:  
MCCALLA RAYMER LEIBERT  
PIERCE, LLP  
225 East Robinson Street, Suite 155,  
Orlando, FL 32801  
Phone: (407) 674-1850  
24-10656FL  
Jan. 31; Feb. 7, 2025 25-00137M

## FIRST INSERTION

**AMENDED NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
**FAMILY LAW DIVISION**  
**Case Number 2025 DR 14**  
**DIVISION: 3**

**IN THE MATTER OF THE**  
**TERMINATION OF PARENTAL**  
**FOR THE PROPOSED ADOPTION**  
**OF A MINOR CHILD**  
**INFANT CRAIN**  
**D/O/B: 12/26/2024**

TO: Any and all unknown birth fathers

YOU ARE NOTIFIED that a Petition for Termination proceeding hereinafter described is pending in the Circuit Court, Twelfth Judicial Circuit in and for Manatee County, Florida, the style of which is: IN RE: The Termination of Parental Rights for the Proposed Adoption of Infant Crain (DOB: 12/26/2024)

You are required to serve a copy of your written response, if any, to it on W. SCOTT HAMILTON, ESQUIRE, Petitioners' attorney, whose address is 2400 Manatee Avenue West, Bradenton, Florida, 34205, on or before MARCH 10, 2025, and file the original with the Clerk of the Court at Manatee County Clerk of Court, PO Box 25400, Bradenton, Florida 34206 either before service on Petitioners' attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Petition.

The identity of the birth father: Possibly Black, Asian or Hispanic, age unknown, present whereabouts are unknown

Pursuant to the Petition, the child was born at Manatee Memorial Hospital, Bradenton, Florida. The Indian Child Welfare Act is not applicable to this child. There are no known grandparents with rights to notice of this proceeding.

and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

In and for Manatee County:

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

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

WITNESS my hand and seal of said Court on 1/27/2025

ANGELINA "ANGEL" COLONNESO  
CLERK OF COURT

(SEAL) BY: As Deputy Clerk

Attn: Kari L. Martin, Esq.

Najmy Thompson, P.L.

1401 8th Avenue West

Bradenton, FL 34205

Jan. 31; Feb. 7, 2025 25-00159M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-0133**  
**IN RE: ESTATE OF**  
**WILLIAM A. EVANKO, Deceased.**

The administration of the estate of WILLIAM A. EVANKO, deceased, whose date of death was October 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, Florida 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 or a beneficiary 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 31, 2025

**Valarie M. Evanko****Personal Representative**

6101 34th Street West, Unit 26E

Bradenton, Florida 34210

M. Brandon Robinson, Esq.

Attorney for Personal Representative

Florida Bar No. 0119364

BARNES WALKER, GOETHE, PER-

RON, SHEA &amp; ROBINSON, PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: brobinson@barneswalker.com

Secondary Email:

mcar michael@barneswalker.com

Jan. 31; Feb. 7, 2025 25-00167M

## FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
**CIVIL ACTION**  
**CASE NO.: 2015-CA-001183AX**  
**ARCEP 1, LLC,**  
**Plaintiff, vs.**  
**MARIO S. BARBISH, PERSONAL**  
**REPRESENTATIVE OF THE**  
**VICTOR BARBISH ESTATE AND**  
**DIANE BARBISH, et al.,**  
**Defendants.**

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated October 28, 2024, and entered in Case No. 2015-CA-001183AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which ARCEP 1, LLC, is the Plaintiff and MARIO S. BARBISH, PERSONAL REPRESENTATIVE OF THE VICTOR BARBISH ESTATE AND DIANE BARBISH, SUNLIFE FUNDING, LLC; MICHAEL AVERBUCH; DIANE BARBISH; RIVER CLUB HOMEOWNERS' ASSOCIATION, INC.; THE UNKNOWN SETTLERS/BENEFICIARIES OF CV-LR1 TRUST UAD JANUARY 14, 2013; BV REALTY TRUST UAD JUNE 14, 2022; ALEX AVERBUCH, AS TRUSTEE OF CR SWFL INVESTORS II TRUST UAD JUNE 19, 2013; CR SWFL INVESTORS II TRUST UAD JUNE 14, 2013; ALEXEY GANISHEV; HAVA SLEMOVICI; MARION CROSSING HOLDINGS, LLC; REALTY TRUST UAD JUNE 14, 2022; ELGAN ENGINEERING; THE UNKNOWN SETTLERS/BENEFICIARIES OF CR SWFL INVESTORS II TRUST UAD JUNE 14, 2013; AVERBUCH REALTY, INC.; YOUR HOME CENTER, LLC; CERTIMAX CAPITAL, LLC; UNKNOWN TENANT #1 and UNKNOWN TENANT #2 are defendants, Angelina Colonneso, Clerk of the Court, will sell to the highest and best bidder for cash in/

on www.manatee.realforeclose.com.

in accordance with chapter 45 Florida Statutes, Manatee County, Florida on February 19, 2025 at 11:00 am, EST the following described property as set forth in said Final Judgment of Foreclosure:

LOT 4157, RIVER CLUB SOUTH SUBPHASE IV, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32, PAGES 85, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 10609 CHEVAL PLACE, BRADENTON, FL 34202

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of sale. Notice of the changed time of sale shall be published as provided herein.

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.

/s/ Damian G. Waldman

Damian G. Waldman, Esq.

Florida Bar No. 0090502

Law Offices of

Damian G. Waldman, P.A.

PO Box 5162

Largo, FL 33779

Telephone: (727) 538-4160

Facsimile: (727) 240-4972

Email 1: damian@dwardmanlaw.com

E-Service: service@dwardmanlaw.com

Attorneys for Plaintiff  
Jan. 31; Feb. 7, 2025 25-00127M

**PUBLISH**  
**YOUR**  
**LEGAL NOTICE**

Call **941-906-9386**  
and select the appropriate County  
name from the menu.

or email  
**legal@businessobserverfl.com**

**Business**  
**Observer**

--- PUBLIC SALES / SALES ---

FIRST INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 2022CA004086AX Division B

US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. ZECHARIAH HILL, BRADEN CROSSINGS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 21, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 21, BRADEN CROSSINGS, PHASE 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 151-155, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA

and commonly known as: 4675 56TH DR E, BRADENTON, FL 34203; including the building, appurtenances,

and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on April 9, 2025 at 11:00 A.M.

Any persons 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: January 24, 2025 /By: /s/ Jennifer M. Scott

Jennifer M. Scott Attorney for Plaintiff Jennifer M. Scott (813) 229-0900 x Kass Shuler, P.A. 1505 N. Florida Ave. Tampa, FL 33602-2613 ForeclosureService@kasslaw.com 328202/2425400/wll Jan. 31; Feb. 7, 2025 25-00142M

NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL CIVIL DIVISION CASE NO: 2024-CA-001914 AX DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v.

THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY: Del Webb Sunchase Community Development District (the "District") having filed its Complaint for validation of not to exceed \$55,955,000 Del Webb Sunchase Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Plan (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Stat-

utes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida (the "Parties"), appear on February 25, 2025, at 1:30 p.m. before the Honorable Edward Nicholas via Zoom Application (invitation below) and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: www.zoom.us, Meeting ID: 899 284 9846, Password 408941, or by calling 1-786-635-1003 and using the aforementioned Meeting ID. IT IS FURTHER ORDERED that prior to the date set for the hearing

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SUBSEQUENT INSERTIONS

SECOND 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. (2), TOTAL PRINCIPAL, ANNUAL ASSMT. (2). 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.

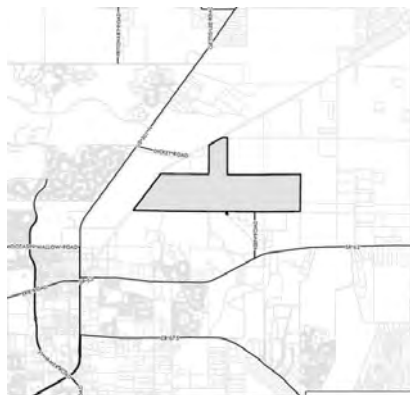
At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District 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

## --- SALES / ESTATE ---

## SECOND 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: jackmanleadings@gmail.com

January 24, 31, 2025 25-00111M

## FOURTH INSERTION

**NOTICE OF ACTION FOR  
Joint Petition for Stepparent  
Adoption**

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

**Case No.: 2024DR2404**

**COLBY RYAN MARTIN,  
Petitioner and  
ANTHONY ALEXANDER KERR,  
Respondent.**

TO: Anthony Alexander Kerr unknown

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

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

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

WARNING: Rule 12.285, Florida

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

In and for Manatee County:

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

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

Dated: 12/30/2024

Angelina Colonnese  
Manatee County

Clerk of The Circuit Court

CLERK OF THE CIRCUIT COURT

(SEAL) By: C. Gaskin

{Deputy Clerk}

Jan. 10, 17, 24, 31, 2025 25-00056M

## SECOND INSERTION

**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

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

**Business  
Observer**

01/2025

## SECOND INSERTION

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

GENERAL JURISDICTION  
DIVISION

**Case No. 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](http://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

FLCourtDocs@brockandscott.com

By /s/Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 24-F01262

January 24, 31, 2025 25-00104M

## SECOND 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)**

**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

## SECOND 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, DEWISEES,**

**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, DEWISEES, 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](http://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](mailto:Jeffrey@HowardLaw.com)

January 24, 31, 2025 25-00092M

## SECOND 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 Uni-

form Final Judgment of Mortgage Fore-

closure dated January 16, 2025, issued

in and for Manatee County, Florida, in

Case No. 20

--- PUBLIC SALES / ESTATES ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000088-AX**  
**IN RE: ESTATE OF**  
**ARLENE G. FITZGERALD,**  
**Deceased.**

The administration of the estate of ARLENE G. FITZGERALD, Deceased, whose date of death was November 24, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.  
The date of first publication of this notice is: January 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:  
mscott@najmythompson.com  
January 24, 31, 2025 25-00107M

SECOND 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.

**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

SECOND 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

SECOND 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 FS. 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

SECOND 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 FS. 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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File Number:**  
**2025-CP-000005-AX**  
**IN RE ESTATE OF**  
**MARGARET DICKERSON, A/K/A**  
**MARGARET WINIFRED**  
**DICKERSON, A/K/A**  
**PEGGY M. DICKERSON,**  
**Deceased.**

The administration of the estate of Margaret Dickerson a/k/a Margaret Winifred Dickerson, a/k/a Peggy M. Dickerson, deceased, whose date of death was October 8, 2024; social security number xxx xx 2559; File Number 2025-CP-000005-AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, 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 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

SECOND 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**  
**TERRANCE LEE THOMAS**  
**Deceased.**

The administration of the estate of Terrance Lee Thomas, deceased, whose date of death was May 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**FILE NO. 2024 CP 002640 AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MIRIAM L. RENKAWITZ**  
**Deceased.**

The administration of the estate of Miriam L. Renkawitz, deceased, whose date of death was September 28, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is the Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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:**  
**John Renkawitz**  
406 72nd Street Unit A  
Holmes Beach, Florida 34217  
Attorney for Personal Representative:  
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