

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of AOKI Cleaning Services located at 4501 70th Ave E, in the County of Manatee, in the City of Ellenton, Florida 34222 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Ellenton, Florida, this 18th day of February, 2025.

ENDLESS TRANSFORMATIONS LLC
February 21, 2025

25-00258M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.09, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Shannon R. Craycraft and Kevin M. Craycraft to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2404-0001 and seeks to vacate a portion of a platted right-of-way today known as 209th Street East and located between Tract 32 and Tract 33 of Section 20, Township 35 South, Range 20 East, in the Pomello Park Subdivision plat.

On the 25th of March, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-017

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED RIGHT-OF-WAY TODAY KNOWN AS 209TH STREET EAST WITHIN THE PLAT OF POMELLO PARK, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located west of and adjacent to Tract 33 and lying east of and adjacent to Tract 32 of Section 20, Township 35 South, Range 20 East in the Pomello Park Subdivision and is 31,769 square feet (0.729 acres) more or less, in size. The future land use map designation and zoning district of the property subject to the application is AGR and A, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6288.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

February 21, 2025

25-00259M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.09, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Rye Crossing Community Association, Inc., a Florida corporation to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2310-0002 and seeks to vacate platted rights-of-way known as Wheatberry Boulevard and Orchardgrass Circle in the Rye Crossing Subdivision plat, in Parrish, Florida.

On the 3rd of April, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-010

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY PLATTED RIGHTS-OF-WAY KNOWN AS WHEATBERRY BOULEVARD AND ORCHARDGRASS CIRCLE IN THE PLAT OF RYE CROSSING SUBDIVISION AND SIMULTANEOUSLY CONVEYING THE COUNTY'S INTERESTS IN SAME TO THE HOMEOWNERS' ASSOCIATION FOR THE SUBDIVISION, PURSUANT TO SECTIONS 336.09, 336.10, 336.12, AND 336.125, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located east of North Rye Road, Parrish, FL 34219, and is 238,579 square feet (5.48 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is PD-R and UF-3, respectively. The application, staff report, related materials and proposed resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6288.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792-8784 Ext. 8203 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

February 21, 2025

25-00260M

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 THE DRIP CHICK located at: 6136 BAYWOOD CT. in the city of BRADENTON, FL 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12th day of February 2025.

OWNER:
IV DRIP CHICKS PLLC
6136 BAYWOOD CT.
BRADENTON, FL 34211
February 21, 2025

25-00239M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, *Florida Statutes*, the Willow Walk Community Development District ("District") hereby gives notice of its intent to adopt revisions to its *Amenities Rules*, including a revised Disciplinary and Enforcement Rule (altogether, the "Rules")

The purpose and effect of the Rules is to provide for efficient and effective District operations of the District's amenities by setting policies and fees relevant to implementation of the provisions of Section 190.035, *Florida Statutes*. General legal authority for the District to adopt the proposed Rules include Chapters 120 and 190, *Florida Statutes*, as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, *Florida Statutes*, as amended.

A public hearing on the adoption of the proposed Rules will be conducted by the District on **April 1, 2025, at 4:00 p.m., at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish FL 34219.** A preliminary copy of the proposed Rules may be obtained, without cost, by contacting the District Manager's Office, c/o Rizzetta & Company, Inc., at 3434 Colwell Ave, Suite 200, Tampa, FL 33614; Ph: 813.933.5571.

Stephanie DeLuna
District Manager

February 21, 2025

25-00240M

FIRST INSERTION

NOTICE OF EXCHANGE OF COUNTY PROPERTY PURSUANT TO SECTION 125.37, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 125.37, Florida Statutes, that the Board of County Commissioners of Manatee County, Florida, on the 25th day of March, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject, a resolution authorizing a proposed exchange of real property held and possessed by Manatee County in exchange for other real property held and possessed by Jones Potato Farm, Inc., which Manatee County desires to acquire for county purposes.

The real property held and possessed by Manatee County that would be exchanged is a portion of Rogers Road that consists of 34,009 square feet (0.78 acres) more or less. The real property held and possessed by Jones Potato Farm, Inc., which Manatee County desires to acquire is property consisting of 28,011 square feet (0.64 acres) in fee simple to Manatee County to correct the current roads geometry and alleviate recurring drainage issues.

Copies of proposed Resolution R-25-023 may be inspected by the public during normal business hours in the office of the Property Management Department, Property Acquisition Division, 1112 Manatee Avenue West, 8th Floor, Bradenton, Florida.

According to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at the meeting or hearing, he/she will need a record of the proceedings and for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record would include any testimony and evidence upon which the appeal is to be based.

February 21, 28, 2025

25-00262M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that the Board of County Commissioners of Manatee County, Florida (Board) upon its own motion proposes to close and abandon a street, alleyway, road, highway, or other place used for travel. The proposed vacation seeks to vacate a portion of the right-of-way on the road known as Rogers Road, located north of the property located at 10150 Saffold Road, Parrish, Florida.

On the 25th of March, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said proposed vacation and the following corresponding resolution:

RESOLUTION R-25-022

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A RIGHT-OF-WAY ON A ROAD KNOWN AS ROGERS ROAD, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this proposed vacation is located north of the property at 10150 Saffold Road in Parrish and is 34,009 square feet (0.78 acres) more or less in size. The future land use map designation and zoning district of the subject property is AG-R, P/SP-1 and A, respectively. The proposed vacation, staff report, related materials and proposed Resolution related to this proposed vacation may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

February 21, 2025

25-00261M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that BARWICK COMMERCE LIMITED LLC, owner, desiring to engage in business under the fictitious name of SOUTHERN TOY SUPPLY located at 4416 EAST DRAKE BLVD, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

February 21, 2025

25-00245M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Darcia Miller will engage in business under the fictitious name EXCEPTIONAL HOME MAINTENANCE, with a physical address 7310 US 301N LOT19 ELLENTON, FL 34222, with a mailing address 7310 US 301N LOT19 ELLENTON, FL 34222, and already registered the name mentioned above with the Florida Department of State, Division of Corporations

February 21, 2025

25-00249M

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 Coastal Life located at 11161 SR 70 E, Ste 110-576 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of February, 2025.

Dawn Zinser

February 21, 2025

25-00244M

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 Vibrant Hearts located at 8319 Whispering Woods Court in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of February, 2025.

Frank Verdel

February 21, 2025

25-00254M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Vibrant Scales located at 4403 24th Ave E, in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palmetto, Florida, this 14th day of February, 2025.

THE FITZGERALD FARM LLC

February 21, 2025

25-00243M

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 Gator Air Conditioning located at 6216 28th St., E #1 in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2025.

Del-Air Heating, Air Conditioning & Refrigeration, LLC.

February 21, 2025

25-00248M

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 Ranch Home Services located at 6540 Moorings Pt Cir, Unit 102 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of February, 2025.

Matthew P Sevarino, PLLC

February 21, 2025

25-00250M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 163 acres known as North River Ranch Phase II-A.

The project is located in Manatee County, Section(s) 8, 9, 17, Township 33 South, Range 19 East. The permit applicant is Haval Farms, LLC whose address is 5800 Lakewood Ranch Boulevard N, Sarasota, FL 34240. The Permit No. is 43044237.001.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

February 21, 2025

25-00268M

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SAVE TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC HEARINGS TO CONSIDER THE IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTIONS 170.07 AND 197.3632, FLORIDA STATUTES, BY NORTHLAKE STEWARDSHIP DISTRICT

NOTICE OF REGULAR MEETING OF NORTHLAKE STEWARDSHIP DISTRICT

In accordance with Chapter 2022-248, Laws of Florida, and Chapters 170 and 197, Florida Statutes, the Northlake Stewardship District's ("District") Board of Supervisors ("Board") hereby provides notice of the following public hearings and public meeting:

NOTICE OF PUBLIC HEARINGS

DATE: March 24, 2025
 TIME: 5:00 p.m. (EST)
 LOCATION: 6102 162nd Avenue East
 Parrish, Florida 34219

NOTE: While the Declaring Resolution below originally set the hearing to March 19, 2025, the hearing is being rescheduled in order to meet proper noticing requirements pursuant to the District's Resolution 2025-06.

The purpose of the public hearings announced above is to consider the imposition of special assessments ("Debt Assessments"), and adoption of assessment rolls to secure proposed bonds, on benefited lands within "Pod C1" of the District, and, to provide for the levy, collection and enforcement of the Debt Assessments. The proposed bonds to be secured by the Debt Assessments are intended to finance certain public infrastructure improvements, including, but not limited to, stormwater system, roadways, water and wastewater utilities, undergrounding of conduit, landscape, hardscape, irrigation, recreational improvements, conservation areas, off-site improvements and other infrastructure improvements (together, "Pod C1 Project"), benefitting Pod C1 within the District. The Pod C1 Project is described in more detail in the *Master Engineer's Report - Pod C1 Project*, dated February 2025 ("Engineer's Report"). Specifically, the Pod C1 Project includes a capital improvement plan to provide public infrastructure benefitting the Pod C1 lands within the District, as identified in the Engineer's Report. The Debt Assessments are proposed to be levied as one or more assessment liens and allocated to the benefited lands within Pod C1, as set forth in the "Pod C1 Project" *Master Special Assessment Methodology Report*, dated February 12, 2025 ("Assessment Report"). As further detailed in the Assessment Report, a unit of measurement to be applied against a parcel (referred to as "ERU" in the Assessment Report) for a product type not currently identified in the Assessment Report which may be developed as a result of development changes may be assigned an ERU factor and the resulting apportionment of Debt Assessments based upon the methodology for allocation of benefit as provided in the Assessment Methodology. Such determination may be made without the need for new public hearings under certain circumstances. At the conclusion of the public hearings, the Board will, by resolution, levy and impose the Debt Assessments as finally approved by the Board. A regular meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is located entirely within unincorporated Manatee County, Florida ("County"), and covers approximately 25,626 acres of land, more or less. The site is generally located south and west of CR 675, east of North Rye Road and north of Upper Manatee River Road. All lands within "Pod C1" of the District are expected to be improved in accordance with the reports identified above. Pod C1 is comprised of approximately 201.9 acres of land. A geographic depiction of the District and Pod C1 is shown below.

A description of the streets or other areas to be improved and the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the "District's Office" located at c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (877) 276-0889. Also, a copy of the agendas and other documents referenced herein may be obtained from the District Office.

Proposed Debt Assessments

The proposed Debt Assessments are in an amount not-to-exceed \$39,050,000 (principal only, not including interest or collection costs or early payment discounts), and are as follows:

Product Type	# Units	ERUs	Total Debt Assessment per Unit	Annual Debt Assessment Per Unit*
SF 35'	72	0.70	\$48,269.47	\$4,610.38
SF 40'	48	0.80	\$55,165.11	\$5,269.01
SF 45'	86	0.90	\$62,060.75	\$5,927.63
SF 50'	154	1.00	\$68,956.38	\$6,586.26
SF 55'	79	1.10	\$75,852.02	\$7,244.88
SF 60'	93	1.20	\$82,747.66	\$7,903.51
SF 70'	34	1.40	\$96,538.94	\$9,220.76
Townhome A	0	0.90	\$0.00	\$0.00
Townhome B	0	0.75	\$0.00	\$0.00
Townhome C	0	0.60	\$0.00	\$0.00

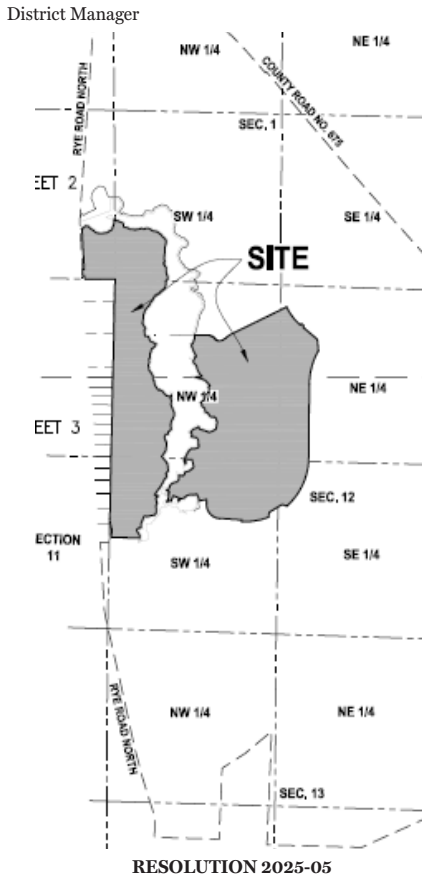
* includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

The assessments shall be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the improvements. These annual assessments will be collected on the County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments.

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

Please note that all affected property owners have the right to appear and comment

at the public hearings and meeting and may also file written objections with the District Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings 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.



RESOLUTION 2025-05
 [DECLARING RESOLUTION - MASTER ASSESSMENTS FOR POD C1 PROJECT]

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; DESIGNATING THE NATURE AND LOCATION OF THE PROPOSED IMPROVEMENTS; DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS, THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID; DESIGNATING THE LANDS UPON WHICH THE ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT AND A PRELIMINARY ASSESSMENT ROLL; ADDRESSING THE SETTING OF PUBLIC HEARINGS; PROVIDING FOR PUBLICATION OF THIS RESOLUTION; AND ADDRESSING CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the Northlake Stewardship District ("District") is a local unit of special purpose government organized and existing pursuant to Chapter 2022-248, *Laws of Florida* ("Act"); and

WHEREAS, the District is authorized by the Act to finance, fund, plan, establish, acquire, install, equip, operate, extend, construct, or reconstruct roadways, sewer and water distribution systems, stormwater management/earthwork improvements, recreational improvements, landscape, irrigation and entry features, conservation and mitigation, street lighting and other infrastructure projects, and services necessitated by the development of, and serving lands within, the District; and

WHEREAS, the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the portion ("Project") of the District's overall capital improvement plan for all benefited lands within what is known as "Pod C1" of the District ("Assessment Area"), as describe in the *Master Engineer's Report - Pod C1 Project*, dated February 2025, which is attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay for all or a portion of the cost of the Project by the levy of special assessments ("Assessments") on the Assessment Area, using the methodology set forth in that certain "Pod C1 Project" *Master Special Assessment Methodology Report*, dated February 12, 2025, which is attached hereto as **Exhibit B**, incorporated herein by reference, and on file with the District Manager at c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Records Office");

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE NORTHLAKE STEWARDSHIP DISTRICT:

1. AUTHORITY FOR THIS RESOLUTION; INCORPORATION OF RECITALS. This Resolution is adopted pursuant to the provisions of Florida law, including without limitation the Act and Chapters 170 and 197, *Florida Statutes*. The recitals stated above are incorporated herein and are adopted by the Board as true and correct statements.

2. DECLARATION OF ASSESSMENTS. The Board hereby declares that it has determined to make the Project and to defray all or a portion of the cost thereof by the Assessments.

3. DESIGNATING THE NATURE AND LOCATION OF IMPROVEMENTS. The nature and general location of, and plans and specifications for, the Project are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

4. DECLARING THE TOTAL ESTIMATED COST OF THE IMPROVEMENTS,

THE PORTION TO BE PAID BY ASSESSMENTS, AND THE MANNER AND TIMING IN WHICH THE ASSESSMENTS ARE TO BE PAID.

A. The total estimated cost of the Project is **\$28,300,000** ("Estimated Cost").

B. The Assessments will defray approximately **\$39,050,000**, which is the anticipated maximum par value of any bonds and which includes all or a portion of the Estimated Cost, as well as other financing-related costs, as set forth in **Exhibit B**, and which is in addition to interest and collection costs. On an annual basis, the Assessments will defray no more than **\$3,468,711.27** per year, again as set forth in **Exhibit B**.

C. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, as may be modified by supplemental assessment resolutions. The Assessments will constitute a "master" lien, which may be imposed without further public hearing in one or more separate liens each securing a series of bonds, and each as determined by supplemental assessment resolution. With respect to each lien securing a series of bonds, the special assessments shall be paid in not more than thirty (30) yearly installments. The special assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law, including but not limited to by direct bill. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

5. DESIGNATING THE LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED. The Assessments securing the Project shall be levied on the Assessment Area (a/k/a "Pod C1"), as described in **Exhibit B**, and as further designated by the assessment plat hereinafter provided for.

6. ASSESSMENT PLAT. Pursuant to Section 170.04, *Florida Statutes*, there is on file, at the District Records Office, an assessment plat showing the area to be assessed (i.e., the Assessment Area), with certain plans and specifications describing the Project and the estimated cost of the Project, all of which shall be open to inspection by the public.

7. PRELIMINARY ASSESSMENT ROLL. Pursuant to Section 170.06, *Florida Statutes*, the District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District's preliminary assessment roll.

8. PUBLIC HEARINGS DECLARED; DIRECTION TO PROVIDE NOTICE OF THE HEARINGS. Pursuant to Sections 170.07 and 197.3632(4)(b), *Florida Statutes*, among other provisions of Florida law, there are hereby declared two public hearings to be held as follows:

NOTICE OF PUBLIC HEARINGS

DATE: March 24, 2025
 TIME: 5:00 p.m. (EST)
 LOCATION: 6102 162nd Avenue East
 Parrish, Florida 34219

[NOTE: While the Declaring Resolution below originally set the hearing to March 19, 2025, the hearing is being rescheduled in order to meet proper noticing requirements pursuant to the District's Resolution 2025-06]

The purpose of the public hearings is to hear comment and objections to the proposed special assessment program for District improvements as identified in the preliminary assessment roll, a copy of which is on file and as set forth in **Exhibit B**. Interested parties may appear at the hearings or submit their comments in writing prior to the hearings at the District Records Office.

Notice of said hearings shall be advertised in accordance with the Act and Chapters 170 and 197, *Florida Statutes*, and the District Manager is hereby authorized and directed to place said notice in a newspaper of general circulation within Manatee County (by two publications one week apart with the first publication at least twenty (20) days prior to the date of the hearing established herein). The District Manager shall file a publisher's affidavit with the District Secretary verifying such publication of notice. The District Manager is further authorized and directed to give thirty (30) days written notice by mail of the time and place of this hearing to the owners of all property to be assessed and include in such notice the amount of the assessment for each such property owner, a description of the areas to be improved and notice that information concerning all assessments may be ascertained at the District Records Office. The District Manager shall file proof of such mailing by affidavit with the District Secretary.

9. PUBLICATION OF RESOLUTION. Pursuant to Section 107.05, *Florida Statutes*, the District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee County and to provide such other notice as may be required by law or desired in the best interests of the District.

10. CONFLICTS. All resolutions or parts thereof in conflict herewith are, to the extent of such conflict, superseded and repealed.

11. SEVERABILITY. If any section or part of a section of this resolution be declared invalid or unconstitutional, the validity, force, and effect of any other section or part of a section of this resolution shall not thereby be affected or impaired unless it clearly appears that such other section or part of a section of this resolution is wholly or necessarily dependent upon the section or part of a section so held to be invalid or unconstitutional.

12. EFFECTIVE DATE. This Resolution shall become effective upon its adoption.

PASSED AND ADOPTED this 12th day of February 2025.

ATTEST: /s/Cindy Cerbone Secretary/Assistant Secretary
 NORTHLAKE STEWARDSHIP DISTRICT
 /s/Steve Cerven
 Chair/Vice Chair, Board of Supervisors

Exhibit A: *Master Engineer's Report - Pod C1 Project*, dated February 2025
Exhibit B: "Pod C1 Project" *Master Special Assessment Methodology Report*, dated February 12, 2025

February 21, 28, 2025

25-00263M

PUBLISH YOUR LEGAL NOTICE

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

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

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

FLORIDA BUSINESS PAPER FOR THE SOUTHERN
 Business Observer
 1/2025 1/30

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002508
Division Probate
IN RE: ESTATE OF
EVELYN C. JOHNSON A/K/A
EVELYN CONESTA JOHNSON
A/K/A EVELYN CONETTA
JOHNSON Deceased.

The administration of the estate of Evelyn C. Johnson a/k/a Evelyn Conesta Johnson a/k/a Evelyn Conetta John-

son, deceased, whose date of death was September 1, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000337
IN RE: ESTATE OF
LAURA C. WEBB,
Deceased.

The administration of the estate of LAURA C. WEBB, deceased, whose date of death was NOVEMBER 11, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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: February 21, 2025

/S/ EAC

ELIZABETH A. COLLIS
Personal Representative

5023 31st Street West
Bradenton, FL 34207

/S/ JJH

JENNIFER J. HENSLEY, ESQUIRE
Attorney for Personal Representative

Primary Email:

jen@jenhensleylaw.com

Secondary Email:

lisa@jenhensleylaw.com

Florida Bar No. 1022202

5190 26th Street West, Suite D

Bradenton, FL 34207

Telephone: (941) 755-8583

February 21, 28, 2025 25-00256M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-309
IN RE: ESTATE OF
JARED MICHAEL JOHNSON,
Deceased.

The administration of the estate of JARED MICHAEL JOHNSON, 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 PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: February 21, 2025.

ROBERT D. HINES
Personal Representative

1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

Robert D. Hines, Esq.

Attorney for Personal Representative

Florida Bar No. 0413550

Hines Norman Hines, P.L.

1312 W. Fletcher Avenue, Suite B

Tampa, FL 33612

Telephone: 813-265-0100

Email: rhines@hnh-law.com

Secondary Email:

jrvera@hnh-law.com

February 21, 28, 2025 25-00251M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000044
Division Probate
IN RE: ESTATE OF
PATRICIA A. HIGINBOTHAM
a/k/a PATRICIA ANN
HIGINBOTHAM
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 PATRICIA A. HIGINBOTHAM a/k/a PATRICIA ANN HIGINBOTHAM, deceased, File Number 2025-CP-000044, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 22, 2024; that the total value of the estate is \$5,700.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
DALE HIGINBOTHAM as Successor Trustee of the Patricia A. Higinbotham Revocable Trust dated January 26, 1999

6734 Pebble Beach Way
Lakewood Ranch, FL 34202

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

The date of first publication of this Notice is February 21, 2025.

Person Giving Notice:

DALE HIGINBOTHAM

c/o Jenna Kyle Meltzer

802 11th Street West

Bradenton, Florida 34202

Attorney for Person Giving Notice

JENNA KYLE MELTZER, Attorney

Florida Bar Number: 1028517

Blalock Walters, P.A.

802 11th Street West

Bradenton, Florida 34205-7734

Telephone: (941) 748-0100

Fax: (941) 745-2093

E-Mail Address:

jmeltzer@blalockwalters.com

Secondary E-mail Address:

jschembri@blalockwalters.com

Alternate Secondary E-mail Address:

mchapman@blalockwalters.com

February 21, 28, 2025 25-00246M

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 SEC-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025 CP 000089AX
Division: Probate
In Re The Estate Of:
RONALD R. SWIECICKI
Deceased

The administration of the estate of Ronald R. Swiecicki, deceased, whose date of death was July 19, 2024, File Number 2025CP000089AX, is pending in the Probate Court, Manatee County, Florida, 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, who have claims or demands against the 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 THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and 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 FEBRUARY 21, 2025.

Stephen Swiecicki
Personal Representative

9627 Limar Way

San Diego, CA 92129

Mary E. Van Winkle, Esq.

Attorney for Personal Representative

Van Winkle & Sams, P.A.

3859 Bee Ridge Road, Suite 202

Sarasota, Florida 34233

Phone: 941-923-1685

Florida Bar No. 374830

Primary E-mail:

lvanwinkle23@gmail.com

Secondary E-mail:

servicemew@gmail.com

February 21, 28, 2025 25-00264M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2024 CP 002895AX
Division Probate
IN RE: ESTATE OF
JOSEPH F. BIANCO
Deceased.

The administration of the estate of JOSEPH F. BIANCO, deceased, whose date of death was October 23, 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 February 21, 2025.

Personal Representative:

Charlene B. Cluley

1201 13th Street W

Palmetto, Florida 34221

Attorney for Personal Representative:

Sean M. Byrne, Attorney

Florida Bar Number: 0051988

Bach, Jacobs & Byrne, P.A.

240 S. Pineapple Ave., Suite 700

Sarasota, FL 34236

Telephone: (941) 906-1231

Fax: (941) 954-1185

E-Mail: Sean@sarasotaelderlaw.com

Loretta@sarasotaelderlaw.com

February 21, 28, 2025 25-00255M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT, IN AND
FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NUMBER:
2024CP002760AX
IN RE: THE ESTATE OF
RICHARD ANTHONY EGAN,
Deceased.

The Administration of the Estate of RICHARD ANTHONY EGAN, deceased, whose date of death was September 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File Number 2024CP002760AX the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The name and address of the Personal Representative and the Personal Representative's attorney is set forth below.

All creditors of the decedent and other persons having claims or demands against the 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 the 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 SO FILED

WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER 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 COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.2211.

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: February 21, 2025.

DEBORAH EGAN
Personal Representative

9208 Marsden Street

Philadelphia, PA 19114

/s/ Laura Bourne Burkhalter

LAURA BOURNE BURKHALTER,

ESQUIRE

FLORIDA BAR NO.: 410829

Laura Bourne Burkhalter, PA

403 SW 8th Street

Fort Lauderdale, FL 33315

Telephone: (954) 530-1043

Facsimile: (954) 573-6499

Primary Email: laura@lbbpa.net

Secondary Email: sierra@lbbpa.net

February 21, 28, 2025 25-00252M

TION 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 February 21, 2025.

Personal Representative:

Latisha Johnson Sweptson

1010 Golden Crest Dr.

Durham, North Carolina 27704

Attorney for Personal Representative:

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-000322
IN RE: ESTATE OF
EARL R. LYONS,
DECEASED.

The administration of the estate of EARL R. LYONS deceased, whose date of death was December 27, 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 TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

Dawn Calache, Esq.
Attorney for Personal Representative
Florida Bar Number: 123760
The Law Offices of Dawn Calache
3959 S. Nova Road, Suite 2
Port Orange, Florida 32127
Telephone: (386) 872-4223
Fax: (888) 678-6790
E-Mail: dcalache@calachelaw.com
Secondary E-Mail:
service@lawsprt.com
February 21, 28, 2025 25-00241M

mands 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 February 21, 2025.

Signed on this 31 day of January, 2025.

Personal Representative:

KRISTY L. AYI

A/K/A KRISTY AYI

4 Cosworth Circle

Nashua, NH 03062

-- SALES / ESTATES / ACTIONS --

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-0355
IN RE: ESTATE OF
PATRICIA A. NUSS,
also known as
PATRICIA ANN NUSS,
and PATRICIA NUSS,
Deceased.

The administration of the estate of PATRICIA A. NUSS, also known as PATRICIA ANN NUSS, and PATRICIA NUSS, deceased, whose date of death was July 7, 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, FL 34206.

The names and addresses of the personal representatives and the personal representatives' attorney are set forth below

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

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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 21, 2025.

ROBERT A. NUSS
Co-Personal Representative
615 Riviera Dunes Way, Unit 501
Palmetto, FL 34221
SUSAN KRUZAN
Co-Personal Representative
615 Riviera Dunes Way, Unit 305
Palmetto, FL 34221
M. Brandon Robinson, Esq.
Attorney for the
Personal Representatives
Florida Bar No. 0119364
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-741-8224
Email: brobinson@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
February 21, 28, 2025 25-00270M

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-0356
IN RE: ESTATE OF
ROBERT B. NUSS,
also known as ROBERT NUSS,
Deceased.

The administration of the estate of ROBERT B. NUSS, also known as ROBERT NUSS, 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, 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 representatives and the personal representatives' attorney are set forth below

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

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

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

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 SEC-

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: February 21, 2025.

ROBERT A. NUSS
Co-Personal Representative
615 Riviera Dunes Way, Unit 501
Palmetto, FL 34221
SUSAN KRUZAN
Co-Personal Representative
615 Riviera Dunes Way, Unit 305
Palmetto, FL 34221
M. Brandon Robinson, Esq.
Attorney for the
Personal Representatives
Florida Bar No. 0119364
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-741-8224
Email: brobinson@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
February 21, 28, 2025 25-00271M

FIRST INSERTION

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

CASE NO: 2024-CC-001253
HERON CREEK
NEIGHBORHOOD ASSOCIATION,
INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
MOMEN SAYED AHMED; LARISA
ALEXANDROVNA AHMED; AND
UNKNOWN TENANT(S),
Defendants.

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

Lot 58, HERON CREEK, PHASE I, according to the Plat thereof as recorded in Plat Book 58, Pages 42 through 47, inclu-

sive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 3719 76th St. E., Palmetto, FL 34221
at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on March 25, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:
Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
February 21, 28, 2025 25-00253M

FIRST INSERTION

NOTICE OF ACTION OF
FORECLOSURE PROCEEDINGS-
PROPERTY

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

CASE: 2024-CC-2308
COUNTRY CLUB/EDGEWATER
VILLAGE ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.
MICHAEL TILDEN BEASLEY;
UNKNOWN SPOUSE OF
MICHAEL TILDEN BEASLEY;
AND UNKNOWN TENANT(S),
Defendant.

TO: MICHAEL TILDEN BEASLEY
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 18, LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE D, UNIT 2, according to the Plat thereof as recorded in Plat Book 31, Pages 23

through 25, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 7715 Latrobe Court, Lakewood Ranch, FL 34202

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice 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 on the 12TH day of FEBRUARY, 2025

Angelina Colonnese
Circuit and County Courts
(SEAL) By: Deputy Clerk
MANKIN LAW GROUP
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
February 21, 28, 2025 25-00242M

FIRST INSERTION

NOTICE OF ACTION -
CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION

Case No. 2024CA002115AX
Wells Fargo USA Holdings, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees,
Grantees, Assignees, Lienors,
Creditors, Trustees, and all other
parties claiming interest by, through,
under or against the Estate of
Glenda L. Tietjen a/k/a Glenda Lee
Tietjen a/k/a Glenda L. Langley,
Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Glenda L. Tietjen a/k/a Glenda Lee Tietjen a/k/a Glenda L. Langley, Deceased and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of John William Tietjen a/k/a John W. Tietjen a/k/a John Tietjen, Deceased
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 8, BLOCK "I", SANDPOINT SUBDIVISION, 4th ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE(S) 20, 21 AND 22, INCLUSIVE, 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 Julie York, Esquire, Brock & Scott, PLLC, the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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 on 2/18/2025.
Angelina Colonnese
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Julie York, Esquire
Brock & Scott, PLLC.
Plaintiff's attorney
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
File# 24-F02358
February 21, 28, 2025 25-00257M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.:

412024CA000729CAAXMA
HSBC BANK USA, NATIONAL
ASSOCIATION, AS INDENTURE
TRUSTEE FOR THE REGISTERED
NOTEHOLDERS OF
RENAISSANCE HOME EQUITY
LOAN TRUST 2006-4,
Plaintiff, vs.
NEDDA M. PHILLIPS;
UNKNOWN SPOUSE OF NEDDA
M. PHILLIPS; UNKNOWN
HEIRS, DEVISEES, GRANTEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES,
AND ALL OTHER PARTIES
CLAIMING AN INTEREST BY,
THROUGH, UNDER OR AGAINST
THE ESTATE OF ETHEL M.
PHILLIPS A/K/A ETHEL J.
PHILLIPS A/K/A ETHEL MAE
PHILLIPS, DECEASED; CITY OF
BRADENTON, FLORIDA,
Defendant(s).

TO: Annie Mae Brooks a/k/a Ann Brooks
Residence Unknown
Michael Phillips
Residence Unknown
Glennis Latisha Peterson
Residence Unknown
Arthur Clay Green, Jr.
Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:
LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Street Address: 1413 17th Street East, Bradenton, Florida 34208
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

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

Residence Unknown
Sherry Joseph a/k/a Sherry Taylor
Residence Unknown
Michael Phillips
Residence Unknown
Glennis Latisha Peterson
Residence Unknown
Arthur Clay Green, Jr.
Residence Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:

LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Street Address: 1413 17th Street East, Bradenton, Florida 34208
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

FIRST INSERTION

NOTICE OF SALE, PURSUANT TO
CHAPTER 45

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

CASE NUMBER: 2019 CA 001057
RICK RICHARDS, INC., A Florida
Corporation,
Plaintiff, v.
STARCO VENTURES, INC.,
A Florida Corporation, and **BACK**
BAY PRESERVE, LLC,
A Florida Limited Liability
Company,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment dated December 8, 2023 and Order Awarding Attorneys' Fees, Costs and Interest and Directing Judicial Sale of Property dated February 7, 2025 ("Order") entered in Case No.: 2019 CA 1057 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein RICK RICHARDS, INC. is Plaintiff, and STARCO VENTURES, INC., a Florida corporation, JACQUES DEBRULUN, an individual, BACK BAY PRESERVE, LLC, a Florida limited liability company, BACK BAY PRESERVE, LLC as Trustee of the MANATEE TRUST, IMOBILCO, LLC, a Florida limited liability company, as Trustee of the MANATEE TRUST, and the MANATEE TRUST, are Defendants, I will sell to the highest and best bidder for cash online at www.mantee.realforeclose.com at 11:00 a.m. on the 13th day of March, 2025, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment and Order, to wit:

See Exhibit "A"
EXHIBIT "A"
LEGAL DESCRIPTION
From the Northwest corner of the Southwest 1/4 of Section 28, Township 34 south, Range 18 East, Run South 00° 00' 49" East along the West line of the said Southwest 1/4, a distance of 49.70 feet to the South right-of-way line of State Road 64 and the Point of Beginning, thence South 89° 22' 00" East, along said South right-of-way line, a distance of 20.00 feet thence

South 00° 38' 00" West, a distance of 399.60 feet to a point on the North line of River Isles Subdivision, thence North 89° 10' 07" West, along said North line, a distance of 16.49 feet; thence South 00° 10' 28" West, along the West line of said River Isles Subdivision, a distance of 399 feet, more or less to the approximate mean high water line of the Braden River; thence meandering along said approximate mean high water line, in a Northwesterly direction, a distance of 966 feet more or less to the said South right-of-way line of State Road 64, being a point on the arc of a curve to the right whose radius point lies South 02° 34' 01" East, at a distance of 3619.72 feet; thence along said South right-of-way line the following 4 courses, VIZ: Along the arc of said curve in an Easterly direction, a distance of 40.60 feet through a central angle of 00° 38' 33"; and North 31° 38' 35" East, a distance of 178.47 feet to a point on the arc of a curve to the right whose radius point lies south 00° 25' 28" East, at a distance of 3769.72 feet; and along the arc of said curve in an Easterly direction, a distance of 69.60 feet through a central angle of 01° 03' 28" to the P.T. of said curve, and South 89° 22' 00" East, a distance of 508.81 feet to the Point of Beginning. Lying and being in Sections 28 and 29, Township 34 South, Range 18 East, Manatee County, Florida, LESS DEED TO FLORIDA DEPARTMENT OF TRANSPORTATION AS FOLLOWS: Commence at a 4" x 4" lighterwood stake marking the Northeast corner of said Section 29; thence south 0° 15' 08" West 2,638.20 feet along the East line of said Section 29 to the survey line of State Road 64, thence North 89° 06' 52" West 507.70 feet along said survey line; thence South 0° 53' 08" West 50.00 feet to the existing South right-of-way line of project 1305-250 for a Point of Beginning also being the be-

ginning of a curve concave to the Southerly having a radius of 3769.72 feet; thence from a tangent bearing of North 89° 06' 52" West run Northwesterly along said curve 69.60 feet through a central angle of 1° 03' 28" to the end of said curve; thence South 31° 53' 43" West 100.76 feet to the beginning of a curve concave to the Southerly having a radius of 3684.72 feet; thence from a tangent bearing of North 88° 59' 45" East run Easterly along said curve 121.53 feet through a central angle of 1° 53' 23" to the end of said curve; thence South 89° 06' 52" East 528.25 feet (running from said Section 29 into said Section 28) ; thence North 0° 53' 08" East 85.00 feet to said existing South right-of-way line; thence North 89° 06' 52" West 528.25 feet along said South right-of-way line running from said Section 28 into said Section 29 to the Point of Beginning.

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 within 60 days after the sale.

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.

GIBSON KOHL, P.L.
1800 2nd Street, Suite 777
Sarasota, FL 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881
Primary Email:
legaljimjdg@comcast.net
Secondary Email:
legaljimws2@comcast.net
Attorneys for Plaintiff
By: James D. Gibson
Fla. Bar No. 0709069
February 21, 28, 2025 25-00247M

--- PUBLIC SALES / ESTATE / ACTION ---

SUBSEQUENT INSERTIONS

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 AMER HS GB072569 . Last Tenants: RICHARD PONCHOT and all unknown parties beneficiaries heirs . Sale to be at PLANTATION VILLAGE OWNER LLC DBA TERRA PALM, 211 63RD AVE W, BRADENTON, FL 34207. 941-756-2010.
 February 14, 21, 2025 25-00234M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1974 PKWA HS 3736A & 3736B . Last Tenants: GARY EDWARDS SANDLER and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 February 14, 21, 2025 25-00233M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 02/28/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 PACE mobile home bearing vehicle identification number 4509 and all personal items located inside the mobile home. Last Tenant: Theresa Marie Riccio-Green. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.
 February 14, 21, 2025 25-00238M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 Facility Address 5225 Caruso Road, Bradenton, FL 34203
 Phone Number 941-216-0233
 Time of Sale March 6, 2025 @ 11am
 Mario Winkfield
 Furniture
 Lori Lordachescu
 2 queen mattresses and frames, large chase lounge, sm dining table, dresser, mini fridge, boxes
 Loni Britto
 Craft stuff
 The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 February 14, 21, 2025 25-00207M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 3/6/25 at 9:30am.
 Those in Auction:
 Evelyn Treworgy - generator, microwave, bed, bins, Christmas decor, appliances, lamps, old items, heavy equipment, personal effects, wall art, electronics, furniture, boxes, computers, tools & supplies
 Evelyn Treworgy - Shop Vacuums, smoker, wooden chairs, appliances, cabinets & shelves, clothing & shoes, household items, furniture, sports & outdoor equipment, boxes, tools & supplies
 The auction will be listed and advertised on www.storage-treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 February 14, 21, 2025 25-00213M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1979 SCHU HS 166247A & 166247B . Last Tenants: ROBERT JOHN PROPER AND MAUREEN BETH PROPER and all unknown parties beneficiaries heirs . Sale to be at MHC COLONY COVE LLC, 101 AMSTERDAM AVENUE, ELLENTON, FL 34222. 813-282-5925.
 February 14, 21, 2025 25-00232M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 Facility Address 5717 14th Street W, Bradenton, Florida 34207
 Phone Number 941-866-6675
 Time of Sale 03/06/2025 9:30am
 Kaitlin Gonzalez- Household Goods
 Thomasena Brown- Household Goods
 Daniel Kuhar- Personal items, tools
 The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 February 14, 21, 2025 25-00208M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2024-CP-2740
IN RE: ESTATE OF DOROTHY MOLITORISZ, Deceased.
 The administration of the estate of Dorothy Molitoris, deceased, whose date of death was October 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 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 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 February 14, 2025.
Personal Representative:
Jeffrey Molitoris
c/o MACKEY LAW GROUP P.A.
 1402 3RD AVE W
 BRADENTON, FL 34205
 Telephone: (941) 746-6225
 Fax: (941) 748-6584
 Attorney for Personal Representative:
 Matthew B. Pryor, Esq.
 Florida Bar Number: 1060103
 MACKEY LAW GROUP P.A.
 1402 3RD AVE W
 BRADENTON, FL 34205
 Telephone: (941) 746-6225
 Fax: (941) 748-6584
 February 14, 21, 2025 25-00229M

THIRD INSERTION

PUBLIC NOTICE
 Effective Feb. 7, 2025, Saurabh Yadav, MD, will no longer be providing care at Optum.
 Patients of Dr. Yadav may continue care at Optum - Riverfront.
 Patients can obtain copies of their medical records at:
 Optum - Riverfront
 2424 Manatee Ave W, Suite 100
 Bradenton, FL 34205
 Phone: 1-941-847-7920
 Feb. 7, 14, 21, 28, 2025 25-00195M

SECOND INSERTION

NOTICE OF PUBLIC SALE
 Notice is hereby given that on 2/28/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1972 CADI HS 2278T . Last Tenants: JERRY COMBS JR AND CHARLES PINKNEY RIVERS and all unknown parties beneficiaries heirs . Sale to be at TERRICK INC OF FLORIDA DBA SWAN LAKE VILLAGE, 620 57TH AVENUE WEST, BRADENTON, FL 34207. 813-241-8269.
 February 14, 21, 2025 25-00231M

THIRD INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE & RELATED RELIEF
 Manatee County, Florida
 TWELFTH JUDICIAL CIRCUIT
Case Number 2025 DR 0206
In Re: The Marriage of DANA HELLER, Wife, and KEITH HELLER, Husband.
 To: Keith Heller
 Last Known Address: 2410 NE 2nd Ave. Pompano, Florida 33064
 YOU ARE NOTIFIED that an action has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dana B. Keane, Esq., attorney for Dana Heller, whose address is Suite 5, 46 No. Washington Blvd., Sarasota, Florida 34236 on or before 03/12/2025 and file the original with the Clerk of this Court at 2000 Main Street, Sarasota, Florida 34237 before service on counsel for the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. Cop-
 ies 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 Notice of Current Address, Florida Supreme Court Approved Family Law Form 12.915) Future papers in this lawsuit will be mailed to the address on record at the Clerk's office.
 The relief sought by the Petitioner includes dissolution of marriage.
 WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
 Dated: January 29, 2025.
 ANGELINA "ANGEL" COLONNESO
 Clerk of Court
 (SEAL) By C. Gaskin
 As Deputy Clerk
 Feb. 7, 14, 21, 28, 2025 25-00199M

FOURTH 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 RIGHTS 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. The grounds for termination of parental rights are those set forth in Section 63.089 of the Florida Statutes.
 There will be a hearing on the Petition for Termination of Parental Rights on March 31, 2025, at 9:00 AM, before the Honorable Kevin Bruning at the Manatee County Judicial Center, 1051 Manatee Ave. West, Courtroom 3D, Bradenton, Florida 34205.
 If you execute a Consent to Adoption or an Affidavit of Non-paternity and a Waiver of Venue, you may have the right to request that the hearing on the petition to terminate parental rights be transferred to the county in which you reside. You may object by appearing at the hearing or filing a written objection with the Court.
 If you elect to file written defenses to said Petition, you are required to serve a copy on Petitioner's attorney, W. Scott Hamilton, Esq., Hamilton Price PA, 2400 Manatee Avenue West, Bradenton, FL 34205 (941)748-0550, and file the original response or pleading in the Manatee County Clerk's Office, PO Box 25400 Bradenton, Florida 34206.
 UNDER SECTION 63.089, FLORIDA STATUTES, FAILURE TO FILE A WRITTEN RESPONSE TO THIS NOTICE WITH THE COURT OR TO APPEAR AT THIS HEARING CONSTITUTES GROUNDS UPON WHICH THE COURT SHALL END ANY PARENTAL RIGHTS YOU MAY HAVE REGARDING THE MINOR CHILD.
 Dated at Bradenton, Manatee County, Florida this 27 day of JANUARY, 2025.
 Angelina Colonneso
 Clerk of Circuit Court
 (SEAL) C. Gaskin
 By: Deputy Clerk
 Jan. 31; Feb. 7, 14, 21, 2025 25-00162M



WE
 WANT
 TO
 SEE
 YOUR
 LAWS
 SUITS



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
 W/2024 V20

Q&A

Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

W/18237-V25

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 41-2024-CP-002743
Division: Probate
IN RE: THE ESTATE OF
LLOYD MITCHELL STEWART,
Deceased.

The administration of the estate of Lloyd Mitchell Stewart, deceased, whose date of death was January 19, 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 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.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 February 14, 2025.

Personal Representative
Denise Stewart
217 46th Street W.
Bradenton, FL 34209
THE HINSON LAW FIRM, P.A.
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
February 14, 21, 2025 25-00223M

SECOND 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-0223
IN RE: ESTATE OF
DORA M. MEYER,
Deceased.

The administration of the estate of DORA M. MEYER, deceased, whose date of death was November 14, 2024, 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. 732.2211, 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: February 14, 2025.

Teresa Lynn Adamson
Personal Representative
5611 1st Avenue East, Apt. 303
Bradenton, FL 34208
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email:
brobinson@barneswalker.com
Secondary Email:
mcar michael@barneswalker.com
February 14, 21, 2025 25-00222M

SECOND 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-0217
IN RE: ESTATE OF
KATHIE STEWART SAMPLES,
Deceased.

The administration of the estate of KATHIE STEWART SAMPLES, deceased, whose date of death was December 4, 2024, 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. 732.2211, 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: February 14, 2025.

Karen E. Thompson
Personal Representative
13785 6th Place East
Bradenton, FL 34212-9002
M. Brandon Robinson, Esq.
Attorney for Personal Representative
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-741-8224
Email: brobinson@barneswalker.com
Secondary Email: mcar michael@barneswalker.com
February 14, 21, 2025 25-00221M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 2734
IN RE: ESTATE OF
NORMAN EGGLETON
Deceased.

The administration of the Estate of NORMAN EGGLETON, 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, 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: February 14, 2025.

Signed on this day of 02/06/2025.
Alisha Eggleton Frontera
(Feb 6, 2025 19:23 EST)
ALISHA FRONTERA
NEE EGGLETON
Personal Representative
1955 Millington Square
Bel Air, MD 21015
ANDREW L. CLARK, ESQ.
Attorney for Personal Representative
Florida Bar No. 1033240
ROBLES LAW, P.A.
7729 Holiday Drive
Sarasota, FL 34231
Telephone: (941) 315-2114
Email: andrew@robleslawpa.com
February 14, 21, 2025 25-00216M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP161
IN RE: ESTATE OF
SHEILA M. DREGER
Deceased.

The administration of the Estate of SHEILA M. DREGER, 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.

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 decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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: February 14, 2025.

Personal Representative:
DAVID J. BOUZIANE, JR.
2812 Manatee Ave W
Bradenton, FL 34205
Attorney for Personal Representative:
DAVID J. BOUZIANE, JR.
Florida Bar No. 58865
2812 Manatee Ave W
Bradenton, FL 34205
941-404-4940
February 14, 21, 2025 25-00215M

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 203
IN RE: ESTATE OF
BRENDA GALE HOWELL,
Deceased.

The administration of the Estate of Brenda Gale Howell, deceased, whose date of death was January 5, 2025, File Number 2025 CP 203 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 has been 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 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 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO 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 the first publication of this Notice is February 14, 2025.

Personal Representative
Aaron Earl Howell, III
6206 Stillwater Court
University Park, FL 34201
Attorney for Personal Representative
E. Blake Melhuish, Esquire
Florida Bar No. 0825972
E. Blake Melhuish, P.A.
522 12th Street West
Bradenton, Florida 34205
(941) 748-1976
February 14, 21, 2025 25-00214M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024-CP-0014
IN RE: ESTATE OF
ANTONIO M. DEANGELO, JR.
Deceased.

The administration of the estate of Antonio M. Deangelo, Jr., deceased, whose date of death was October 13, 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 February 14, 2025.

Personal Representative:
Nicki D. Rutkowski
1805 Sutton Rd
Palmetto, Florida 34221
Attorney for Personal Representative:
R. Matthew Elliott, Esquire
Florida Bar Number: 17820
1023 Manatee Avenue West,
Suite 502
Bradenton, FL 34205
Telephone: (941) 242-2898
E-Mail: matt@rmelliottes.com
February 14, 21, 2025 25-00228M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP00140CPAXMA
IN RE: ESTATE OF
EVELYN BRIGITTE ZICK,
Deceased.

The administration of the estate of Evelyn Brigitte Zick, deceased, whose date of death was June 20, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The name and address 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 February 14, 2025.

Personal Representative:
Denae Billups
610 Sandy Hook Road
Palm Harbor, FL 34683
Attorney for Personal Representative:
Nicholas J. Roefarol, FL Bar No. 089217
nick@roefarolaw.com
cherrie@roefarolaw.com
ROEFAROL LAW
1700 N. McMullen Booth Rd., Ste. A-6
Clearwater, FL 33759
Telephone: 727-796-9191
February 14, 21, 2025 25-00217M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000164
Division PROBATE
IN RE: ESTATE OF
ANDREW P. BEBOW Deceased.

The administration of the estate of ANDREW P. BEBOW, deceased, whose date of death was January 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. 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 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 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 February 14, 2025.

Personal Representative:
GRAHAM A. BEBOW
125 Portman Lane
Statesville, North Carolina 28625
Attorney for Personal Representative:
BART SCOVILL, ESQ. Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd.
Suite 101
University Park, FL 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com
February 14, 21, 2025 25-00230M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP002613CPAX
IN RE: The Estate of
EDWARD JOSEPH FIORE, JR
deceased

The administration of the estate of Edward Joseph Fiore, Jr., deceased, whose date of death was July 7, 2024, File Number 2024CP002613CPAX, 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 name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication 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 THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is February 14, 2025.

Personal Representative:
/s/ Elizabeth Musa
1515 Willingham Rd
Chuluota, FL 32766

/s/ Walter Sowa, III
Attorney for Personal Representative
435 12th Street West, Suite 206
Bradenton, FL 34205
941-840-0820
FL Bar No. 102220
Walter@SowaLegal.com
February 14, 21, 2025 25-00224M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP00194AX
IN RE: ESTATE OF
SAMUEL ANDERSON REASONER,
Deceased.

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

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

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

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

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

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

The date of first publication of this notice is February 14, 2025.

Personal Representative:
BETH LYNN BYRON-REASONER
7711 Westmoreland Drive
Sarasota, FL 34243
Attorney for Personal Representative:
THOMAS J. MCLAUGHLIN
Florida Bar No. 0772291
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary:
tmclaughlin@williamsark.com
Secondary:
ncarson@williamsark.com
February 14, 21, 2025 25-00235M

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online for public notices.

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE, PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NUMBER: 2023 CA 5262
SUSAN OLIVER AS SURVIVING SPOUSE OF SIMON OLIVER, DECEASED,
Plaintiff, v.
WHITE SANDS INVESTMENT GROUP, INC, a Florida profit corporation, ALLEN R. JENKINS, JULIE A. JENKINS, CITIBANK, N.A., UNKNOWN PARTIES IN POSSESSION NO. 1, UNKNOWN PARTIES IN POSSESSION NO. 2, UNKNOWN PARTIES IN POSSESSION NO. 3 and UNKNOWN PARTIES IN POSSESSION NO. 4
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Consented Final Judgment of Foreclosure dated January 13, 2025, and entered in Case No.: 2023 CA 5262 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SUSAN OLIVER AS SURVIVING SPOUSE OF SIMON OLIVER, DECEASED is Plaintiff, and WHITE SANDS INVESTMENT GROUP, INC, a Florida profit corporation, ALLEN R. JENKINS, JULIE A. JENKINS, CITIBANK, N.A., UNKNOWN PARTIES IN POSSESSION NO. 1, UNKNOWN PARTIES IN POSSESSION NO. 2, are Defendants, I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 a.m. on the 16th day of April, 2025, all as provided by Chapter 45 of the Florida Statutes, the following described property as set forth in said Final Judgment, to wit:
2405 47TH AVENUE DRIVE WEST UNIT 1
PARCEL #5275100109
THE WEST 45 FEET OF LOT 7, BLOCK 18, HOLIDAY

HEIGHTS, 2No ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
2405 47TH AVENUE DRIVE WEST UNIT 2
PARCEL #5275100059
THE EAST 45 FEET OF LOT 6, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE(S) 27, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim within 60 days after the sale.
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.
GIBSON KOHL, P.L.
1800 2nd Street, Suite 777
Sarasota, FL 34236
Telephone: 941-362-8880
Facsimile: 941-362-8881 jg
Primary Email: legaljimjdg@comcast.net
Secondary Email: legaljimws2@comcast.net
Attorneys for Plaintiff
By: James D. Gibson
Fla. Bar No. 0709069
February 14, 21, 2025 25-00218M

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO.
412018CA000425CAAXMA
U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST,
Plaintiff, vs.
TINA A. RODRIGUEZ A/K/A TINA K. RODRIGUEZ; UNKNOWN SPOUSE OF TINA E. RODRIGUEZ A/K/A TINA K. RODRIGUEZ; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR URBAN FINANCIAL GROUP, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant(s).
NOTICE IS HEREBY GIVEN pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated January 30, 2025, and entered in Case No. 412018CA000425CAAXMA of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST, N.A., AS TRUSTEE FOR LSF9 MASTER PARTICIPATION TRUST is Plaintiff and TINA A. RODRIGUEZ A/K/A TINA K. RODRIGUEZ; UNKNOWN SPOUSE OF TINA E. RODRIGUEZ A/K/A TINA K. RODRIGUEZ; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AS NOMINEE FOR URBAN FINANCIAL GROUP, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on March 5, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:
BEGIN AT A POINT ON THE WEST LINE OF KENSON PARK SUBDIVISION EXTENDED NORTHERLY, SAID POINT BEING 528 FEET EAST AND 626.97 FEET NORTH

OF THE SW CORNER OF U.S. LOT 3, IN SECTION 30, TOWNSHIP 34 SOUTH, RANGE 18 EAST, PLAT OF SAID KENSON PARK BEING RECORDED IN PLAT BOOK 4 AT PAGE 137, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA; THENCE GO NORTHERLY ALONG THE SAID WEST LINE OF KENSON PARK EXTENDED A DISTANCE OF 68.97 FEET TO A POINT; THENCE GO EASTERLY A DISTANCE OF 246.72 FEET ALONG A LINE WHICH IS PARALLEL TO THE SOUTH LINE OF SAID U.S. LOT 3 TO A POINT ON THE NORTH-WESTERLY LINE OF A ROAD (22ND STREET COURT EAST); THENCE GO SOUTHWESTERLY ALONG SAID ROAD RIGHT-OF-WAY A DISTANCE OF 74.2 FEET; THENCE GO WESTERLY 218.72 FEET TO THE POINT OF BEGINNING.
-A/K/A 204 22ND STREET CT NE, BRADENTON, FL 34208
Property Address: 204 22nd Street Ct. NE, 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. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.
Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.
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 February 4, 2025
By: /s/ Kathleen Achille
Kathleen Achille
Florida Bar No.: 166200
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1491-179689 / TMI
February 14, 21, 2025 25-00220M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.:
412024CA000479CAAXMA
VILLAGE CAPITAL & INVESTMENT LLC,
Plaintiff, vs.
UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MICHAEL J. GASPARRE; MV REALTY PBC, LLC; MICHAEL LOUIS GASPARRE; MATTHEW JOHN GASPARRE; THE ESTATE OF MICHAEL J. GASPARRE AND ALL KNOWN AND UNKNOWN AUTHORIZED REPRESENTATIVES IN THE ESTATE OF MICHAEL J. GASPARRE; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at 11:00 AM on the 12 day of March, 2025, the following described property as set forth in said Final Judgment, to wit:
THE NORTH 10 FEET OF LOT 3 AND THE SOUTH 56.30 FEET OF LOT 4, BLOCK B, RE-PLAT OF AZALEA TERRACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 9, PAGE 50, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

DA.
PROPERTY ADDRESS: 102 23RD ST CT NE, BRADENTON, FL 34208
F YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 10 day of February 2025.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-01117
February 14, 21, 2025 25-00227M

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2024-CC-003163-AX
BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS PHASE III OWNERS ASSOCIATION, INC., a Florida not for profit corporation,
Plaintiff, vs.
LOUIS JOHN PAULTER, UNKNOWN SPOUSE OF LOUIS JOHN PAULTER, INEZ BENSON PAULTER, UNKNOWN SPOUSE OF INEZ BENSON PAULTER, UNKNOWN TENANT(S),
Defendants.
NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated January 17, 2025 entered in the above styled case, Case No. 2024-CC-003163-AX of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS PHASE III OWNERS ASSOCIATION, INC. is the Plaintiff and LOUIS JOHN PAULTER is the Defendant, that Angelina "Angel" Colonnese, the Clerk of the Circuit Court and Comptroller, will sell the following property, in MANATEE County, Florida, described as:
UNIT 120, BUILDING "O", BAYSHORE-ON-THE LAKE CONDOMINIUM APARTMENTS, PHASE III, SECTION 1, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1064, PAGE 1505 THRU 1531, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 15, PAGES 62 AND 63 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND RE-RECORDED IN O.R. BOOK

1064, PAGE 2802, OF SAID RECORDS.
Property Address: 3074 Lake Bayshore Dr. Unit O-120 Bradenton, FL 34205
at public sale, to the highest and best bidder for cash, at www.manatee.realforeclose.com, 11:00 A.M. on May 6, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.
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 6th day of February, 2025.
By: ROBERT L. TODD, ESQUIRE
Florida Bar No. 045091
Association Assessment Attorneys, PA
111 Second Ave NE #539
St. Petersburg, FL 33701
727-748-2435 Telephone
rtodd@AssociationAA.com
Service Address: attorney@AssociationAssessmentAttorneys.com
Attorneys for Plaintiff
February 14, 21, 2025 25-00211M

SECOND INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 24CC4111
CARPENTRAS AT THE VILLAGES OF AVIGNON HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
ANNE SAVO; UNKNOWN SPOUSE OF ANNE SAVO; AND UNKNOWN TENANT(S),
Defendant.
TO: ANNE SAVO
YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:
Lot 110, OAK VIEW PHASE I, a subdivision according to the Plat thereof as recorded in Plat Book 46, Page 103, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.
A/K/A 2231 28th Avenue East, Palmetto, FL 34221
This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of this Court on the 15TH day of January, 2025
Angelina Colonnese, Clerk
Circuit and County Courts
(SEAL) By: Kris Gaffney
Deputy Clerk
MANKIN LAW GROUP
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
February 14, 21, 2025 25-00219M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2024-CA-1179
NANCY L. BLOSSER, LARRY D. BLOSSER, AND RONALD J. BLOSSER, as heirs and beneficiaries of John Blosser and Verna Bernice Blosser, a/k/a Vera Blosser,
Plaintiffs, v.
LYDIA D. MCFARLAND, as heir and beneficiary of Charles P. McFarland and Anna E. McFarland, and ANY OTHER KNOWN AND UNKNOWN HEIRS AND BENEFICIARIES OF CHARLES P. MCFARLAND AND ANNA E. MCFARLAND
Defendants.
TO: LYDIA D. MCFARLAND, as heir and beneficiary of Charles P. McFarland and Anna E. McFarland, and ANY OTHER KNOWN AND UNKNOWN HEIRS AND BENEFICIARIES OF CHARLES P. MCFARLAND AND ANNA E. MCFARLAND
YOU ARE NOTIFIED that an action for quiet title, for declaratory relief and/or adverse possession under color of title concerning the following property in Manatee County, Florida:
Commence at the SE corner of the SW 1/4 of Section 19, Township 33 South, Range 18 East, Manatee County, Florida; thence N 02°42.01' E 2124.15, feet along the East line (by occupation) of said 1/4 Section; thence South 87°58'21" W, 176 feet for Point of Beginning; thence continue South 87°58'21" W, 1011.32 feet; thence North 0°28'01" E along the Easterly R/W of The Atlantic Coast Line Railroad (130 feet R/W), 288.0 feet; thence North 87°58'21" E 1029.26 feet to the Westerly R/W of State Road No. 45; thence South 4°01'03" W, along said Westerly R/W, 289.34 feet to the Point of Beginning. All lying and being in Section 19, Township 33 South, Range 18 East, Manatee County, Florida. Parcel Identification Number

634910004
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Barnes Walker, Goethe, Perron, Robinson & Shea, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 3/26, 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.
In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED: 2/12, 2025
Angelina Colonnese
CLERK OF THE CIRCUIT COURT
Angelina "Angel" Colonnese
As Clerk of the Court
(SEAL) By: Kris Gaffney
As Deputy Clerk
Barnes Walker, Goethe, Perron, Robinson & Shea, PLLC
the Plaintiff's attorney
3119 Manatee Avenue West
Bradenton, Florida 34205
Feb. 14, 21, 28; Mar. 7, 2025
25-00236M

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024CA001422
TARPON X, LLC,
Plaintiff, v.
JOSEPH KUCIK, THE ESTATE OF JOSEPH KUCIK, UNKNOWN HEIRS OF JOSEPH KUCIK, JUANITA LORE RUFFT, ALFRED WALTER CHANDLER, LUISE KUCIK, ESTATE OF LUISE KUCIK, and UNKNOWN HEIRS OF LUISE KUCIK,
Defendants
TO:
JOSEPH KUCIK
ADDRESS UNKNOWN
THE ESTATE OF JOSEPH KUCIK
ADDRESS UNKNOWN
UNKNOWN HEIRS OF JOSEPH KUCIK
ADDRESS UNKNOWN

ADDRESS UNKNOWN
ALFRED WALTER CHANDLER
ADDRESS UNKNOWN
LUISE KUCIK
ADDRESS UNKNOWN
ESTATE OF LUISE KUCIK
ADDRESS UNKNOWN
UNKNOWN HEIRS OF LUISE KUCIK
ADDRESS UNKNOWN
YOU ARE NOTIFIED that an action to quiet title on the following property in Manatee County, Florida:
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN MANATEE COUNTY, FLORIDA, TO WIT
LOT 53, VILLAGE GREEN OF BRADENTON, UNIT C, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 15, PAGES 90 AND 91, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
Pl#38994.1845/7.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 1115 Manatee Ave W, Bradenton, Florida 34205 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.
In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the

phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 15th day of January 2025.
Angelina Colonnese
Clerk of the Circuit Court
By: First and Last name
As Deputy Clerk
Feb. 7, 14, 21, 28, 2025 25-00178M