

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of MMK Financial, located at 3014 162nd Ave E, in the City of Parrish, County of Manatee, State of FL, 34219, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 of February, 2025.
Meghan Maher Koonce
3014 162nd Ave E
Parrish, FL 34219
February 28, 2025 25-00282M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW
Pursuant to F.S. §865.09
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Footprints Design, located at 2359 Landings Cir, in the City of Bradenton, County of Manatee, State of FL, 34209, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 20 of February, 2025.
Diana L Khalil
2359 Landings Cir
Bradenton, FL 34209
February 28, 2025 25-00283M

FIRST INSERTION
COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST PALMETTO, FL 34221
NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)
(Certified Mail, Return Receipt Required and by Regular Mail)
TO: CHRISTOPHER GORDON ANDREW and ANY UNKNOWN PARTY(S) IN POSSESSION AT:
900 9th Avenue East; Lot #6 Palmetto, Florida 34221
CMRR#: 9589-0710-5270-0136-5665-83
JAMES ALAN O'CONNOR
P.O. BOX 11405
BRADENTON, FL 34282
CMRR#: 9589-0710-5270-0136-5665-90

JNX2742TC226356; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT
You may claim this property at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)
Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than March 14, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale.
After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.
DATE: February 26, 2025
COLONIAL MANOR MHC HOLDINGS, LLC
CHERYL PEAKE, PARK MANAGER
900 9th Avenue East
Palmetto, FL 34221
(941) 722-3191
Feb. 28; Mar. 7, 2025 25-00325M

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 Florida Offer located at 1767 Lakewood Ranch Blvd #181 in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 21st day of February, 2025.
Jared Anderson
February 28, 2025 25-00298M

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 WiserNow.com located at 7282 55th Ave E #144 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 19th day of February, 2025.
Kathy Laurenhue
February 28, 2025 25-00272M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 03/20/2025 9:30am
Loni Britto- Household Goods
Kristi Hayes- Furniture
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00280M

FIRST INSERTION
NOTICE OF MEETINGS
WATERLEFE COMMUNITY DEVELOPMENT DISTRICT LANDSCAPE COMMITTEE
As Florida Sunshine Law requires, notice is hereby given that the Fiscal Year 2024/2025 regular meetings of the Waterlefe Community Development District Landscape Committee are scheduled to be held at 1:00 p.m. in the Community room in the Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212, unless otherwise indicated as follows.
Meeting Date:
September 5th, 2025
District Manager
Ruben Durand
February 28, 2025 25-00273M

When you vacated the premises at 900 9th Avenue East; Lot #6, Palmetto, FL 34221, the following personal property remained:
1970 UNKNOWN MAUVE UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE No.: 0004061875; VIN No.: JG4024C2N14548R; TITLE No.: 0004061876; VIN No.: JG4024C2N14548L; 1996 JAGUAR XJS GOLD CONVERTIBLE; VIN No.: SA-

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on March 20th, 2025 at 9: 30 AM
Tammy Swafford - Mattress
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00281M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 4805 96th St E, Palmetto, FL 34221 on 03/20/2025 at 9: 30 AM
Jacqueline Bradham- Household Goods
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00277M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Notice of Public Auction for money due on storage units. Auction will be held on March 17, 2025, at or after 8:00AM and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose unit will be sold as follows.
3602 14th street W Bradenton FL 34205
Brandon Valentine 2096 \$193.20
Antonio Martin 3027 \$283.20
David Robinson 4027 \$494.40
7735 US 41 Palmetto, FL 34221
Kianna Busby 1203 \$362.80
Cotton 0130 \$955.25
Jarrett Cotton 0130 \$955.25
Feb. 28; Mar. 7, 2025 25-00308M

FIRST INSERTION
SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING
Notice is hereby given that the Board of Supervisors ("Board") of the Southpointe of Manatee County Community Development District ("District") will hold a regular meeting on March 12, 2025 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211.

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 4805 96th St E, Palmetto, FL 34221 on 03/20/2025 at 9: 30 AM
Jacqueline Bradham- Household Goods
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00277M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 3/20/2025 at 9:30AM
Devon Heaven- Dressers, TV's, boxes of clothes, photos, kitchenware, a couch set etc
Joseph Whalen- Furniture from my house.
Adrain Mitchell- Boxes
Gloria Mcneal- one queen size mattress and 1 twin size, washer, dryer, box's
Barbara Rosa- 2 TV's, 3 queen beds, boxes, furniture
Jared Hohlt- Beds, clothes, furniture
Alain Pierre- House hold stuff, box's, mattress,
Myaael Barrington- 10 bags
The auctions will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00278M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 3/20/2025 at 9:30am
Those in Auction:
Kenneth Wilson Daniel - ladders, fishing nets, mini-fridge, dingy, fan, coolers, bins, assorted fishing gear, captain's chair, appliances, household goods, sports & outdoor equipment, tools & supplies
Hunter Watson - tables, ladder, saw-zall, paint products, hose, small furniture, household items, boxes, tools & supplies
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00279M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 9419 Moccasin Wallow Rd Parrish, FL 34219
Phone Number 941292232
Time of Sale March 20, 2025 @ 11am
James Casey
bedroom couch recliner tools king mattress
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
Feb. 28; Mar. 7, 2025 25-00311M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5225 Caruso Road, Bradenton, FL 34203
Phone Number 941-216-0233
Time of Sale March 20, 2025 @ 11am
Chris Wilson
Household Items
Jeffrey Cooper
Home items, clothes, electronics, kitchen, washer/dryer
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00290M

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.
There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.
A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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 86.75 acres known as Crosswind Ranch Phase VI. The project is located in Manatee County, Section(s) 14, 15, 22, 23, Township 33 South, Range 19 East. The permit applicant is Crosswind Ranch Acquisition Company, LLC and CSR Acquisition Company 1, LLC whose address is 4065 Crescent Park Drive, Riverview, FL 33578. The Permit No. is 43030943.011.
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 (District) at 7601 Highway 301 North, Tampa, Florida 33637.

FIRST INSERTION
NOTICE OF RULEMAKING BY THE WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
A public hearing will be conducted by the Board of Supervisors ("Board") of the Willow Walk Community Development District ("District") on April 1, 2025, at 4:00 p.m., at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish FL 34219. Prior Notice of Rule Development was published in a newspaper of general circulation on February 21, 2025.
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. The proposed Rules may be adjusted at the public hearing pursuant to discussion by the Board and public comment. The proposed Rules address, among other things, use of access cards, rules for use of the District's amenities, procedures for the suspension and termination of amenity access, and provides for an reimbursement of administrative fees and costs to repair property damage. 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 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.
Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.54(1), Florida Statutes, must do so in writing within twenty one (21) days after publication of this notice to the District Manager's Office.
This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least three (3) business days before the hearing by contacting the District Manager at 813.933.5571. If you are hearing or speech impaired, please contact the Florida Relay Service at 1 (800) 955-8770, who can aid you in contacting the District Manager's Office.
Stephanie DeLuna
District Manager
February 28, 2025 25-00274M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 3/20/2025 at 9:30AM
Devon Heaven- Dressers, TV's, boxes of clothes, photos, kitchenware, a couch set etc
Joseph Whalen- Furniture from my house.
Adrain Mitchell- Boxes
Gloria Mcneal- one queen size mattress and 1 twin size, washer, dryer, box's
Barbara Rosa- 2 TV's, 3 queen beds, boxes, furniture
Jared Hohlt- Beds, clothes, furniture
Alain Pierre- House hold stuff, box's, mattress,
Myaael Barrington- 10 bags
The auctions will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00278M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 3/20/2025 at 9:30am
Those in Auction:
Kenneth Wilson Daniel - ladders, fishing nets, mini-fridge, dingy, fan, coolers, bins, assorted fishing gear, captain's chair, appliances, household goods, sports & outdoor equipment, tools & supplies
Hunter Watson - tables, ladder, saw-zall, paint products, hose, small furniture, household items, boxes, tools & supplies
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Feb. 28; Mar. 7, 2025 25-00279M

District Manager
February 28, 2025 25-00318M

FIRST INSERTION
NOTICE OF RIGHTS
Any person whose substantial interests are affected by the District's action regarding this permit 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 final 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 Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 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 final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application 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 final action in this matter is not available prior to the filing of a request for hearing.
February 28, 2025 25-00314M

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
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FLORIDA'S NEWSPAPER FOR THE G-SUITE
L120906_V24

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 000336
Division Probate
IN RE: ESTATE OF
JAY F. GORZELANY
Deceased.

The administration of the estate of JAY F. GORZELANY, deceased, whose date of death was December 9, 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.

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
SARAH GORZELANY
c/o Jenna Kyle Meltzer

802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jkmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
Feb. 28; Mar. 7, 2025 25-00313M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP 002321 AX
Division: Probate
IN RE: ESTATE OF
CAROL ZABOTINSKY A/K/A
CAROLINE ZABOTINSKY
Deceased.

The administration of the estate of CAROL ZABOTINSKY a/k/a CAROLINE ZABOTINSKY, deceased, whose date of death was August 8, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
LAURA J. SCOZZARO
c/o Staas Law Group, P.L.L.C

801 E. Venice Ave., Ste. #2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail:
JCOLLINS@staaslawgroup.com
Secondary E-Mail:
E-service@veniceelderlaw.com
Feb. 28; Mar. 7, 2025 25-00310M

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-320
IN RE: ESTATE OF
CHERYL KATHLEEN DEPAOLA,
also known as
CHERYL K. DEPAOLA,
Deceased.

The administration of the estate of CHERYL KATHLEEN DEPAOLA, also known as CHERYL K. DEPAOLA, deceased, whose date of death was December 11, 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 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 WITH-

IN 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 28, 2025.

Jaime M. DePaola
Personal Representative

100 Muirfield Road, Apt. 1004
Jackson, NJ 08527
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
Feb. 28; Mar. 7, 2025 25-00306M

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2025CP000281AX
IN RE: ESTATE OF
MARGARET M DEMEY
DECEASED.

The administration of the estate of MARGARET M DEMEY, deceased, whose date of death was November 30, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
FILE NO.:
412025CP000215CPAXMA
IN RE: ESTATE OF
LA'TRAYON FAGINS,
Deceased.

The administration of the Estate of La'Trayon Fagins, deceased, whose date of death was March 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
LARRY A HARTMAN

29 Almond Drive
Hershey, Pennsylvania 17033
Attorney for Personal Representative:
Bruce Marger, Esq.
Florida Bar Number: 50380
BATTAGLIA, ROSS, DICUS & MCQUAID
5858 Central Avenue,
St. Pete, FL 33707
Telephone: (727) 381-2300
Email: bmarg@brdvlaw.com
Secondary Email:
probatecasemgr@brdvlaw.com
Feb. 28; Mar. 7, 2025 25-00324M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 412024CP002817
Division Probate
IN RE: ESTATE OF
JUNE SIGLER AKA
JUNE ALICE SIGLER Deceased.

The administration of the estate of June Sigler aka June Alice Sigler, 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 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representatives' attorney are set forth below.

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

The personal representatives have 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 28, 2025.

Co-Personal Representatives:
Robert Sigler
13115 Shadowbrook Ln.
Fairfax, VA 22033
Matthew Sigler

193 Bastian Ln. Georgetown, TX 78626
Attorney for Personal Representatives:
Shannon Davis Norvig, Esq., Attorney
Florida Bar Number: 72493
LULICH & ATTORNEYS, P.A.
1069 Main Street Sebastian, FL 32958
Telephone: (772) 589-5500
Fax: (772) 589-8800
E-Mail: shannon@lulich.com
Secondary E-Mail:
michelle@lulich.com
Feb. 28; Mar. 7, 2025 25-00300M

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-0228
IN RE: ESTATE OF
ROGER W. BYRON, Deceased.

The administration of the estate of ROGER W. BYRON, deceased, whose date of death was July 25, 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.

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 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 28, 2025.

Karin I. Byron
Personal Representative
6444 7th Avenue Cir. W.
Bradenton, FL 34209

Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
ctschilda@barneswalker.com
Feb. 28; Mar. 7, 2025 25-00293M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
FILE NO.:
412025CP000211CPAXMA
IN RE: ESTATE OF
LORENZA ALEXANDER
JANARD BROWN,
Deceased.

The administration of the Estate of Lorenza Alexander Janard Brown, deceased, whose date of death was January 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative:
Chantal Thimogene
c/o Bennett Jacobs & Adams, P.A.

Post Office Box 3300
Tampa, Florida 33601
Attorney for Personal Representative:
Linda Muralt, Esquire
Florida Bar No.: 0031129
Bennett Jacobs & Adams, P.A.
Post Office Box 3300
Tampa, Florida 33601
Telephone: (813) 272-1400
Facsimile: (866) 844-4703
E-mail: LMURALT@BJA-Law.com
Feb. 28; Mar. 7, 2025 25-00284M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000119
IN RE: ESTATE OF
RICHARD MARSHALL NELSON
Deceased.

The administration of the estate of RICHARD MARSHALL NELSON, deceased, whose date of death was November 3, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 28, 2025.

Personal Representative:
LEIF M. NELSON

6119 Swansea Street
Bethesda, Maryland 20817
Attorney for Personal Representative:
MATTHEW RHEINGANS
Attorney
Florida Bar Number: 0624608
1314 E. Venice Avenue
Suite E
VENICE, FL 34285
Telephone: (941) 412-9000
Fax: (941) 480-1446
E-Mail: matt@hrlaw1314.com
Secondary E-Mail:
patty@hrlaw1314.com
Feb. 28; Mar. 7, 2025 25-00312M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

BY 1024P

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE OF IMPOUNDED LIVESTOCK

The Manatee County Sheriff's Office hereby provides notice that the following described livestock have been impounded:

• One Angus Bull. Black in color. No markings, brands or tags. The above livestock is now impounded at the Manatee County Central Jail, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is One Hundred Fifteen Dollars and sixty-eight cents \$115.68. Unless redeemed within 3 days from the date of last publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash. To redeem said livestock, contact Sgt. Jerry Jeffcoat at (941) 747-3011 ext. 2841 or Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2025-003654.

RICK WELLS SHERIFF OF MANATEE COUNTY February 28, 2025 25-00305M

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

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

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

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

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

Jane Gaarlandt District Manager February 28, 2025 25-00291M

FIRST INSERTION

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Del Webb Sunchase Community Development District ("District") will hold a special meeting on March 12, 2025 at 10:00 a.m., at Del Webb Bayview Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the meeting is to approve the delegation resolution and related financing items, as well as consider any other business that may properly come before it. A copy of the agenda may be obtained at the offices of the District Manager, Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 ("District Manager's Office"), during normal business hours.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued in progress to a date, time certain, and place to be specified on the record at the meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Kristen Suit District Manager February 28, 2025 25-00302M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by Publix Super Markets, Inc., to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2408-0002 and seeks to vacate a portion of a sidewalk easement located at 6010 14th Street West, Bradenton, Florida 34207, in Plat of Bayshore Gardens Shopping Center.

On the 25th of March 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Commission 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-25-028

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A SIDEWALK EASEMENT WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 6010 14th Street West, Bradenton, Florida 34207, and is 1,848 square feet (0.042 acres) in size. The future land use map designation and zoning district of the property subject to the application is GC and ROR, 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 3670.

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 Kimberly Middleton at (941) 748-4501 Ext. 6012 or kimberly.middleton@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. Feb. 28; Mar. 7, 2025 25-00286M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025 CP 132 IN RE: THE ESTATE OF: EVA MAE COLEMAN, Deceased.

The administration of the estate of EVA MAE COLEMAN, deceased, whose date of death was October 13, 2024, and whose Social Security Number is xxx-xx-0273, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this Notice is 2/28/25.

Personal Representative DEBBIE COLEMAN SMITH c/o Richard Barton Ray, Registered Agent 6108 26th Street West, Suite 2 Bradenton, Florida 34207 Attorney for Personal Representative s/ Richard Barton Ray RICHARD BARTON RAY, Esquire 6108 26th Street West, Suite 2 Bradenton, Florida 34207 (941)755-3731 Florida Bar No: 0717381 Feb. 28; Mar. 7, 2025 25-00304M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0310 Division Probate IN RE: ESTATE OF Barbara E. Clark Deceased.

The administration of the estate of BARBARA E. CLARK, deceased, whose date of death was October 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is February 28, 2025.

Personal Representative: MARY K. MARRA 901 Riverbend Boulevard Longwood, FL 32779 Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com Feb. 28; Mar. 7, 2025 25-00303M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2024CP002863AX IN RE: ESTATE OF ALEXANDER FRASER, DECEASED.

The administration of the estate of ALEXANDER FRASER, deceased, whose date of death was September 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Petitioner: DEBORAH MONTAGUE C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 Feb. 28; Mar. 7, 2025 25-00299M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024CP002855AX IN RE: ESTATE OF Robert P. Borneman, Deceased.

The administration of the estate of Robert P. Borneman, deceased, whose date of death was October 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. 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 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 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 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 28, 2025.

Melissa Signor P.O. Address: 529 77th Street, Holmes Beach, FL 34217 Personal Representative Hodgson Russ LLP Attorneys for Personal Representative 440 Royal Palm Way Suite 202 Palm Beach, FL 33480 Telephone: (561) 656-8013 By: Paul A. Baldwin, Jr. Esq. Florida Bar No. 376787 Email Addresses: pbaldovin@hodgsonruss.com Feb. 28; Mar. 7, 2025 25-00287M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP000393CPAXMA IN RE: ESTATE OF SETH THOMAS BROWN, Deceased.

The administration of the estate of SETH THOMAS BROWN, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: February 28, 2025.

BRIDGETTE L. BROWN Personal Representative 2254 Village Ct. Brandon, FL 33511 Ashley G. Friedrich Florida Bar No. 1007955 Attorney for Personal Representative Hines Norman Hines, PL 315 South Hyde Park Avenue Tampa, FL 33606 Telephone: 813-251-8659 Email: afriedrich@hnh-law.com Feb. 28; Mar. 7, 2025 25-00288M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-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 28, 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@rmelliottsq.com Feb. 28; Mar. 7, 2025 25-00301M

FIRST INSERTION

NOTICE TO CREDITORS SUMMARY ADMINISTRATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File # 2025CP000156AX IN RE: ESTATE OF RICHARD C. McMILLAN, JR. Deceased.

Administration of the estate of Richard C. McMillan, Jr., deceased, file number 2025CP000156AX, has been filed in the Circuit Court for Bradenton County, Florida, located at 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, who have claims or demands against decedent's estate, including unmaturing, 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 (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 who have claims or demands against the decedent's estate, including unmaturing, contingent or unliquidated claims, 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 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 28, 2025.

Personal Representative: Richard Clayton McMillan 2605 221st East, Bradenton, FL 34211 Attorney for personal representative: Peter J. Pike, Esq. Pike Law Firm, P.A. 4901 26th Street West, Suite B Bradenton, FL 34207 941-312-2580 FL Bar No 38833 Feb. 28; Mar. 7, 2025 25-00292M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2024 CP 1388 Division: Probate IN RE: ESTATE OF BRUCE M. ZBELL Deceased.

The administration of the Estate of Bruce M. Zbell deceased, whose date of death was January 14, 2024 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.

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 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 28, 2025.

Personal Representative: Scott Zbell c/o Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Attorney for Personal Representative: William Shaffer, Esq Attorney for Petitioner Knowles, Bouziane & Shaffer PLLC 2812 Manatee Ave. W. Bradenton, Florida 34205 Telephone: (941) 404-4940 E-Mail: will@bandsllaw.com Feb. 28; Mar. 7, 2025 25-00294M

--- ACTIONS / SALES ---

FIRST INSERTION

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

CASE NO.:
412024CA001496CAAXMA
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE OF
THE ASPEN INCOME TRUST, A
DELAWARE STATUTORY TRUST,
Plaintiff, v.

SUSAN G. LYONS; SHORELINE
TERRACES V ASSOCIATION,
INC.; UNKNOWN TENANT I;
UNKNOWN TENANT II; AND ANY
UNKNOWN HEIRS, DEVISEES,
GRANTEES, CREDITORS, AND
OTHER UNKNOWN PERSONS OR
UNKNOWN SPOUSES CLAIMING
BY, THROUGH AND UNDER
ANY OF THE ABOVE-NAMED
DEFENDANTS,
Defendant(s).

TO: SUSAN G. LYONS
949 SANDPIPER CIRCLE
BRADENTON, FL 34209

YOU ARE NOTIFIED that an ac-
tion to foreclose a mortgage and reform
deeds on the following property in
Manatee County, Florida:

CONDOMINIUM UNIT NO.
949, OF SHORELINE TER-
RACES V, AT PERICO BAY
CLUB CONDOMINIUM,
PHASE II, A CONDOMINI-
UM, ACCORDING TO THE
DECLARATION THEREOF,
AS RECORDED IN OFFI-
CIAL RECORDS BOOK 1253,
AT PAGES 311 THROUGH
390, INCLUSIVE, AND AS
AMENDED AND AS PER PLAT
THEREOF, RECORDED IN
CONDOMINIUM PLAT BOOK
23, PAGES 105 THROUGH 111,
INCLUSIVE, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.

ADDRESS: 949 Sandpiper Cir-
cle, Bradenton, FL 34209

has been filed against you and you are
required to serve a copy of your writ-

ten defenses, if any, to it on Sean K.
Mills, Esq. of MBK Chapman PC, the
plaintiff's attorney, whose address is
433 Plaza Real, Suite 275, Boca Raton,
FL 33432, on or before 30 days from
first publication, and file the original
with this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

WITNESS my hand and the seal of
said court at Bradenton, Florida on this
1/15, 2025.

ANGELINA COLONNESO
As Clerk, Circuit Court
Manatee County, Florida
1115 Manatee Avenue West
Bradenton, FL 34205
By (SEAL) K. Gaffney
As Deputy Clerk

Sean K. Mills, Esq.
MBK Chapman PC
the plaintiff's attorney
433 Plaza Real, Suite 275
Boca Raton, FL 33432
Feb. 28; Mar. 7, 2025 25-00320M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT IN AND
FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION

CASE NO.: 2024-CC-002530
BRADENTON TROPICAL PALMS,
INC.,
Plaintiff, vs.
WANDA J. BAKER AND DEBORAH
L. CATERINO,
Defendants.

TO: WANDA J. BAKER
2514 17TH STREET LANE WEST, BRAD-
ENTON, FL 34205

YOU ARE HEREBY NOTIFIED that
an action for foreclosure of lien on the
following described property:

Unit # 2514 17 SLW, BRADEN-
TON TROPICAL PALMS, a
Residential Cooperative, accord-
ing to Exhibit "B" (Plot Plan) of
the Master Form Proprietary
Lease recorded in Official Re-
cords Book 1539, Pages 729-785,
of the Public Records of Manatee
County, Florida.

Has been filed against you, and that
you are required to serve a copy of your
written defenses, if any, to it NIURKA
F. ASMER, ESQUIRE, Plaintiff's at-
torney, whose address is APPLETON
REISS, PLLC, 215 N. Howard Avenue,
Suite 200, Tampa, FL 33606, on or
before, a date within 30 days after the
first publication of the notice and file
the original with the Clerk of this Court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise default will be entered against

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

DATED on February 26, 2025.

Angelina Colonnese
As Clerk of the Court
(SEAL) By: /s/ Kris Gaffney
Deputy Clerk

NIURKA F. ASMER, ESQUIRE
Plaintiff's attorney
APPLETON REISS, PLLC
215 N. Howard Avenue, Suite 200
Tampa, FL 33606
Feb. 28; Mar. 7, 2025 25-00319M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL DIVISION
Case No.: 23-CA-004265

CITY OF BRADENTON,
Plaintiff, v.
JOSEFINA DURAN-WEBSTER,
KEVIN MCMICHAEL,
Defendant(s).

NOTICE IS HEREBY GIVEN that
pursuant to the Final Judgment of
Foreclosure dated January 24, 2025
and entered in Case No. 23-CA-
004265 of the Circuit Court of the
Twelfth Judicial Circuit in and for
Manatee County, Florida where City of
Bradenton, is the Plaintiff and Josefin
Duran-Webster, Kevin McMichael is/
are the Defendant(s). Angelina Colon-
neso will sell to the highest bidder for
cash at www.Manatee.realforeclose.com
at 11:00 a.m. on April 24, 2025 the
following described properties set forth
in said Final Judgment to wit:

Lot 2, Jackson Terrace, accord-
ing to plat thereof as recorded in
Plat Book 2, Page 88, of the Pub-
lic Records of Manatee County,
Florida.
Property No.: 4406600009
Address: 1715 12th Ave W,
Bradenton, FL 34205

Any person or entity claiming an inter-
est in the surplus, if any, resulting from
the Foreclosure Sale, other than the
property owner as of the date of the Lis
Pendens, must file a claim on the same
with the Clerk of Court within sixty
(60) days after the Foreclosure Sale.

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

Dated in Manatee County, Florida,
on February 25, 2025.

Weidner Law, P.A.
Counsel for the Plaintiff
250 Mirror Lake Dr., N.
St. Petersburg, FL 33701
Telephone: (727) 954-8752
Designated Email for Service:
Service@MattWeidnerLaw.com
By: s/ Matthew D. Weidner
Matthew D. Weidner, Esq.
Florida Bar No. 185957
Feb. 28; Mar. 7, 2025 25-00316M

FIRST INSERTION

NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)

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

Case No.: 2024-DR-002526
YELIZAVETA KHOMCHENKO,
Petitioner, and
VICTOR RODRIGUEZ PEREZ,
Respondent

TO: Victor Rodriguez Perez
8972 San Juan Ave, Apt. B. South Gate,
CA 90280

YOU ARE NOTIFIED that an ac-
tion for dissolution of marriage has
been filed against you and that you are
required to serve a copy of your written
defenses, if any, to it on Counsel for the
Petitioner, Peter Holmes, Esq., whose
address is 151 N Nob Hill Rd, Suite 259,
Plantation, FL 33324. legalresearch@outlook.com
on or before 03/18/2025,
and file the original with the clerk of
this Court at 1051 Manatee Ave W, Bra-
denton, FL 34205, before service on
Petitioner or immediately thereafter. If
you fail to do so, a default may be en-
tered against you for the relief demand-
ed in the petition.

The action is asking the court to de-
cide how the following real or personal
property should be divided: none

Copies of all court documents in this
case, including orders, are available at
the Clerk of the Circuit Court's office.

You may review these documents upon
request.

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

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

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

Dated: 02/04/2025

CLERK OF THE CIRCUIT COURT

By: (SEAL) C. Gaskin
Deputy Clerk
Feb. 28; Mar. 7, 14, 21, 2025
25-00307M

FIRST INSERTION

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

Case No.:
412024CA000948CAAXMA
THE BANK OF NEW YORK
MELLON FKA THE BANK OF
NEW YORK, AS TRUSTEE FOR
THE CERTIFICATE HOLDERS
OF CWALT, INC., ALTERNATIVE
LOAN TRUST 2005-57CB,
MORTGAGE PASS-THROUGH
CERTIFICATES, SERIES
2005-57CB,
Plaintiff, v.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE
OF RAYMOND J. LEPRIOL,
DECEASED; JEANNETTE D.
LEPRIOL; RAYMOND J. LEPRIOL,
III, AS POTENTIAL HEIR OF
THE ESTATE OF RAYMOND J.
LEPRIOL, DECEASED; ASHLEY
LEPRIOL, AS POTENTIAL HEIR
OF THE ESTATE OF RAYMOND
J. LEPRIOL, DECEASED; 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;
UNKNOWN TENANT #1;
UNKNOWN TENANT #2,
Defendant.

To the following Defendant(s):
BRENDA LEPRIOL SANDERS AS
POTENTIAL HEIR OF THE ESTATE
OF RAYMOND J LEPRIOL, DE-
CEASED
(RESIDENCE UNKNOWN)

and
ASHLEY LEPRIOL AS POTENTIAL
HEIR OF THE ESTATE OF RAY-
MOND J. LEPRIOL, DECEASED
1/k/a 6904 MANATEE AVE W, APT
53B
BRADENTON, FL 34209

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:

THE EAST 1/2 OF LOTS 395
AND 396, ROSEDALE MAN-

OR, AS PER PLAT THEREOF
RECORDED IN PLAT BOOK 2,
PAGE 89, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA.

a/k/a 3805 West 11th Avenue,
Bradenton, FL 34205

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, upon Kelley Kro-
nenberg, Attorney for Plaintiff, whose
address is 10360 West State Road 84,
Fort Lauderdale, FL 33324 on or be-
fore, a date which is within thirty (30)
days after the first publication of this
Notice in and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint.

This notice is provided pursuant to
Administrative Order No. 2.065.

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

WITNESS my hand and the seal of
this Court this 26TH day of FEBRU-
ARY, 2025.

ANGELINA COLONNESO
As Clerk Of The Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324
Feb. 28; Mar. 7, 2025 25-00321M

FIRST INSERTION

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

Case No.:
412022CA002411CAAXMA
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.
CHAD THOMAS WHITERMORE,
JASMINE MARIE
WHITERMORE, ET.AL;
Defendants

NOTICE IS GIVEN that, in
accordance with the Final Judgment
of Foreclosure dated April 10, 2024,
and the Order Granting Plaintiff's
Motion to Reschedule Foreclosure Sale
dated January 30, 2025, in the above-
styled cause, I will sell to the highest
and best bidder for cash beginning
at 11:00 AM at WWW.MANATEE.
REALFORECLOSE.COM on March 19,
2025, the following described property:

Lot 319, Harmony at Lakewood
Ranch, Phase II, Subphases A
and B, according to the map or
plat thereof, as recorded in Plat
Book 60, Pages (s) 1 through 15,
Inclusive, of the Public Records of
Manatee County, Florida.
Property Address: 5221 HO-
RIZON CV, BRADENTON, FL
34211

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.

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

Dated 100 West Cypress Creek Road, Suite
1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 22-03442
Feb. 28; Mar. 7, 2025 25-00289M

FIRST INSERTION

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

CASE NO.: 2023CA000052
PLANET HOME LENDING, LLC,
Plaintiff, vs.
VERLYN F. WILSON, II; CENTRE
LAKE OWNERS ASSOCIATION,
INC.; OVATION SALES FINANCE
TRUST; UNKNOWN TENANT IN
POSSESSION OF THE SUBJECT
PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to an Order or Final Judgment entered
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 19 day of March,
2025, the following described property
as set forth in said Final Judgment, to
wit:

LOT 21, BLOCK A, CENTRE
LAKE, A SUBDIVISION AC-
CORDING TO THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 23, PAGE 69, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORI-
DA.

PROPERTY ADDRESS: 3541
65TH AVENUE CIRCLE E,
SARASOTA, FL 34243

IF YOU ARE A PERSON CLAIMING
A RIGHT TO FUNDS REMAINING
AFTER THE SALE, YOU MUST

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

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

Dated this 12 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
22-01523
Feb. 28; Mar. 7, 2025 25-00296M

FIRST INSERTION

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

Case No.: 2024 CA 2014 AX
Agency Case No.: 2023-023925
IN RE: FORTIFUTURE OF:
FOURTEEN THOUSAND THREE
HUNDRED TWENTY-SEVEN
DOLLARS (\$14,327.00) IN
U.S. CURRENCY, ONE LOUIS
VUITTON SHOULDER STRAP
BAG, AND ONE LOUIS VUITTON
ZIPPER BAG

TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by Peti-
tioner, Manatee County Sheriff's Office,
on the following property in Manatee
County, Florida FOURTEEN THOU-
SAND THREE, HUNDRED TWEN-
TY-SEVEN DOLLARS (\$14,327.00) IN
U.S. CURRENCY, ONE LOUIS VUIT-
TON SHOULDER STRAP BAG, AND
ONE LOUIS VUITTON ZIPPER BAG,
and you are required to serve a copy of
your written defenses to it, if any, on
the Attorney for Petitioner, Brian A.
Iten, General Counsel, Manatee County
Sheriff's Office, at the address of 600
Hwy. 301 Blvd. W., Ste. 202, Bradenton,
FL 34205 within 20 days after last pub-
lication of this Notice and file the ori-
ginal with the Clerk of this Court
either before service on Petitioner'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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.

DATED: 2/21/2025

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT

MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Deputy Clerk

Attorney for Petitioner
Brian A. Iten
General Counsel
Manatee County Sheriff's Office,
600 Hwy. 301 Blvd. W., Ste. 202,
Bradenton, FL 34205
Feb. 28; Mar. 7, 2025 25-00297M



What is a public notice?

--- ACTIONS / SALES / ESTATES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION**File Number 2025 CP 000270**
IN RE: ESTATE OF
JEFFREY KARL SCHWARZ,
a/k/a **JEFFREY SCHWARZ,**
Deceased.

The administration of the estate of Jeffrey Karl Schwarz, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. West, Bradenton. 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. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Personal Representative:**Patricia Poillon Schwarz**
Attorney for Personal Representative:
Angela Siegel, Esq.
Feb. 28; Mar. 7, 2025 25-00323M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION**File Number: 2025 CP 000148 AX**
IN RE: ESTATE OF
JUDITH FLOREY
Deceased.

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

The administration of the estate of JUDITH FLOREY, deceased, File Number 2025 CP 000148 AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Angelina "Angel" Colonnese, Clerk of the Circuit Court and Comptroller, Manatee County, P.O. Box 25400, Bradenton, FL 34206. The name and address of the personal representative and 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 decedent's estate on whom a copy of this notice is served 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 the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

The date of the first publication of this Notice is February 28, 2025.

Personal Representative:**Matthew W. Lowrie**
118 Crestview Court
Louisville, CO 80027
Attorney for Personal Representative:
Laurie B. Sams, Esq
Florida Bar #136001
3859 Bee Ridge Road, #202
Sarasota, Florida 34233
(941) 923-1685
Primary E-mail:
lauriesams@comcast.net
Feb. 28; Mar. 7, 2025 25-00317M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION**File Number 2025 CP 294**
IN RE: ESTATE OF
KAREN L. SOLEM,
Deceased.

The administration of the ESTATE OF KAREN L. SOLEM, deceased, whose date of death was January 19, 2025, 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.

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. 732.221, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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 28, 2025.

Personal Representative:**RICHARD R. GANS**
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESSON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergessonskipper.com
services@fergessonskipper.com
Feb. 28; Mar. 7, 2025 25-00322M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA**CIRCUIT CIVIL DIVISION**
CASE NO.: 2024-CA-001395
DIVISION: B**HIGH DESERT FINANCIAL,
LLC, A NEW MEXICO LIMITED
LIABILITY COMPANY****Plaintiff, vs.**
EQUITY TRUST COMPANY
CUSTODIAN FBO 200360784 IRA,**Defendants.**
NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated August 28, 2024, and entered in Case No.: 2024-CA-001395 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 27th day of March, 2025, the following described property as set forth in said Order or Final Judgement, to wit:(LEGAL DESCRIPTION)
LOT 4157 RIVER CLUB SOUTH,
SUBPHASE IV, ACCORDING
TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32,
PAGE 85, OF THE PUBLIC RE-

CORDS OF MANATEE COUNTY, FLORIDA.

PARCEL ID: 587644956
The above is to be published in the Business Observer. 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 sixty (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.

Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
Feb. 28; Mar. 7, 2025 25-00275M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT IN AND
FOR MANATEE COUNTY, FLORIDA**CASE NO.:**
412024CA002009CAAXMA**U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
BKPL-EG BASKET TRUST,****Plaintiff, v.**
**TONY L. BRANDON; BUFFIE
L. BRANDON F/K/A BUFFIE L.
SMITH; ET AL,****Defendant(s).**
To the following Defendant(s):
BUFFIE L. BRANDON F/K/A BUFFIE
L. SMITH(Last Known Address: 8922 FOUNDERS CIRCLE, PALMETTO, FL 34221)
UNKNOWN SPOUSE OF BUFFIE L. BRANDON F/K/A BUFFIE L. SMITH (Last Known Address: 8922 FOUNDERS CIRCLE, PALMETTO, FL 34221)

YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:

LOT 30, FAIRWAYS AT IMPERIAL LAKEWOODS PHASE III-A, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 21, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 8922 FOUNDERS CIRCLE, PALMETTO, FL 34221

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161 a date which is within thirty (30) days after the first publication of this Notice in the Busi-

ness Observer 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.

This notice is provided pursuant to Administrative Order No. 2010-08

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 the seal of this Court this 27th day of Jan, 2025.

As Clerk of the Court
(SEAL) By /s/ Kris Gaffney
As Deputy ClerkGhidotti | Berger LLP
Attorney for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Feb. 28; Mar. 7, 14, 21, 2025
25-00295M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION**File No. 2025 CP 000055 AX**
Division: Probate
IN RE: ESTATE OF
DOROTHY IRENE FLINN
Deceased.

The administration of the estate of Dorothy Irene Flinn, deceased, whose date of death was September 22, 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 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.

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. 732.221, 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 28, 2025.

Personal Representatives:**Kathleen Inez Flinn Klozar**
766 Hudson Ave., Suite C
Sarasota, Florida 34236
Milton G. Flinn Jr.
766 Hudson Ave., Suite C
Sarasota, Florida 34236
Attorney for Personal Representatives:
Teresa A. Monfils, Esq.
Attorney
Florida Bar Number: 1019949
PAYNE LAW GROUP PLLC
766 Hudson Ave., Suite C
Sarasota, FL 34236
Telephone: (941) 487-2800
Fax: (941) 487-2801
E-Mail: tmonfils@lawnav.com
Secondary E-Mail:
kcarter@lawnav.com
Feb. 28; Mar. 7, 2025 25-00315M

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

and select the appropriate County
name from the menu optionor email legal@businessobserverfl.comFLORIDA'S NEWSPAPER FOR THE C-SUITE
**Business
Observer**

LV2025_02_V15

Q&A

Who benefits from legal notices?

A 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.

LV18237_V25

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND 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

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION
CASE NO. 2019CP003453AXX
IN RE: THE ESTATE OF: CHILDRRESS, MARTHA A DECEASED

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

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

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

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

Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller
By: Kathy Steinmetz
Deputy Clerk

Jan. 31; Feb. 28, 2025 25-00157M

FOURTH 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

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

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

Dated this 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

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION
CASE NO. 2015CP001203AX
IN RE: THE ESTATE OF: COHEN, LAWRENCE S DECEASED

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

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

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

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

Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller
By: Connie Lucas
Deputy Clerk

Jan. 31; Feb. 28, 2025

FOURTH 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



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

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

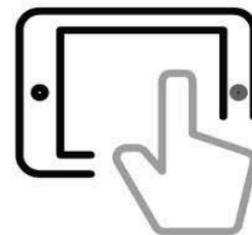


Citizens continue to learn about vital civic matters from newspaper notices.

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

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

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



Moreover, the real digital divide for public notice is growing

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

--- SALES / ESTATES / ACTIONS ---

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-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, 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 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

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-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, 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 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

SECOND 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., 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.manatee.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

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: 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 Clerk 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

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2022GA001192AX IN RE: GRD OF: MUSSER, PATRICIA A DECEASED PLEASE TAKE NOTICE that on 9/12/2023, there was placed on deposit in this office, funds received from Katie

Everlove-Stone, Esq. in the amount of \$3,928.69 Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s) Estate of Patricia A. Musser who IS unable to be located.

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

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

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

SECOND 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", SAND-POINT 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

SECOND 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 Vera Mae Phillips Residence Unknown Harry Eugene Phillips Residence Unknown Wiley Phillips

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-

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 2/13, 2025. Angelina "Angel" Colonnese Clerk of said Court (SEAL) By: As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#: 24-400114 February 21, 28, 2025 25-00265M

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: 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 DEBRULJN, an individual, BACK BAY PRESERVE, 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.manatee.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:

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 1° 03' 28" to the P.T. of said curve, and South 89° 22' 00" East, V 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" lightwood 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 beginning 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

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

--- PUBLIC SALES ---

SECOND 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

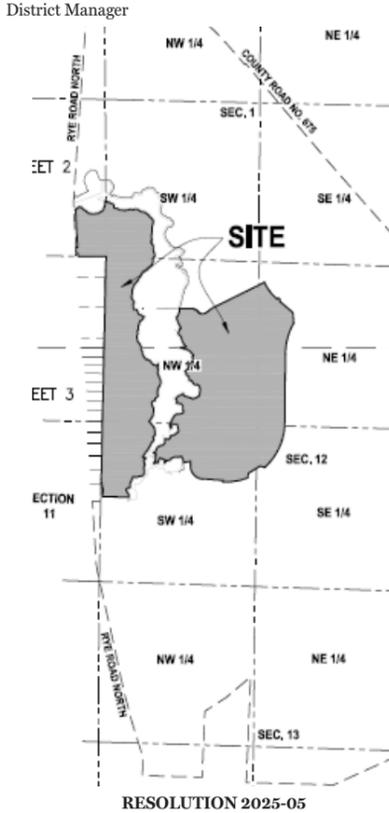
* includes county collection costs estimated at 3% (subject to change) and an early collection discount allowance estimated at 4% (subject to change)

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: NORTHLAKE STEWARDSHIP DISTRICT
 /s/Cindy Carbone /s/Steve Cerven
 Secretary/Assistant Secretary 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

THIRD 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 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: 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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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-

SECOND 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:

servicemv@gmail.com

February 21, 28, 2025 25-00264M

SECOND 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

SECOND 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

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-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

Attorney for Personal Representative:

JAMES D. JACKMAN, ESQUIRE

Florida Bar No. 521663

JAMES D. JACKMAN, P.A.

5008 Manatee Avenue West, Suite A

Bradenton, Florida 34209

Telephone: (941) 747-9191

Facsimile: (941) 747-1221

Email: jackmanleadings@gmail.com

February 21, 28, 2025 25-00266M

SECOND INSERTION

NOTICE TO CREDITORS