

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

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 Aviaata at Bradenton Villas located at 105 15th Street East in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.
15th Street East ALF Opco LLC
March 21, 2025 25-00435M

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 Aviaata at Palma Sola Bay located at 6305 Cortez Rd W. in the City of Bradenton, Manatee County, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.
6305 Cortez Rd W Opco LLC
March 21, 2025 25-00436M

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 Lynn Wolf located at 13414 Flat Woods Terrace 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 14th day of March, 2025.
Anna Lynne Schetz
March 21, 2025 25-00439M

FIRST INSERTION

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING

The Board of Supervisors ("Board") of the Newport Isles Community Development District ("District") will hold a Regular Meeting on April 1, 2025 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 where the Board will evaluate proposals for the Amenity Facility Construction Project and the Landscape & Irrigation Maintenance Services Contract as well as consider any other business that may properly come before it.

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

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office

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

District Manager
March 21, 2025 25-00437M

FIRST INSERTION

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

CASE NO. 2022CP001044AX
IN RE: THE ESTATE OF: WAITERS, SHERI ANN DECEASED

PLEASE TAKE NOTICE that on 02/14/2025, there was placed on deposit in this office, funds received from Depositor in the amount of \$8,776.61 Said funds, less Clerk's fees and advertising fees, if any, are assets due to the Beneficiary(s), Antoine Waiters 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 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on March 17, 2025.

Angelina "Angel" Colonnese,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Connie Lucas
Deputy Clerk
Mar. 21; Apr. 18, 2025 25-00448M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that SYLVIA M VELASQUEZ, ELVIS UDIEL GARCIA GOMEZ, owners, desiring to engage in business under the fictitious name of DYNASTY TREE SERVICE located at 1015 12TH AVE W LOT 43, PALMETTO, Florida 34221 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

March 21, 2025 25-00458M

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 Aviaata at Bradenton located at 105 15th Street East in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of March, 2025.
15th Street East SNF Opco LLC
March 21, 2025 25-00434M

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 Honey Badger Helps located at 4701 8th Street Court E in the City of Ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of March, 2025.
Austin Praught
March 21, 2025 25-00454M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pro Master Cleaners located at 27845 Manor Oak Drive, Apt 201, in the County of Manatee, in the City of Wesley Chapel, Florida 33544 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 14th day of March, 2025.
A&L MASTER CLEANERS LLC
March 21, 2025 25-00440M

FIRST INSERTION

PUBLIC NOTICE

Celco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to modify wireless communications antennas at a top height of 37 feet on an existing 30-foot-tall metal pole at the approx. vicinity of 3191 University Parkway, Sarasota, Manatee County, FL 34243. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Trenton Clark, t.clark@trileaf.com, 1395 S Marietta Parkway, Marietta, GA 30067, (678) 653-8673.

March 21, 2025 25-00430M

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 Symphony Textile, located at 3115 Lakewood Ranch Blvd., Suite 104, in the City of Bradenton, County of Manatee, State of FL, 34211, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 18 of March, 2025.
SYMPHONY SALVAGE, LLC
3115 Lakewood Ranch Blvd., Suite 104
Bradenton, FL 34211
March 21, 2025 25-00459M

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 a Water Use Permit to serve Landscape/Recreation activities. The total authorized withdrawal is 73,100 GPD, Peak Month is 239,500 GPD, and Maximum is N/A GPD. The project is located in Manatee County, Section(s) 4 and 5, Township 34 South, Range 19 East. The permit applicant is Cross Creek Community Development District whose address is 3501 Quadrangle Blvd., Ste. 270, Orlando, FL 32817. The Permit No. is 20 021213.000.

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, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
March 21, 2025 25-00423M

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 a Water Use Permit to serve Agricultural and Landscape / Recreation activities. The total authorized withdrawal is 296,300 GPD, Peak Month is 902,300 GPD, and Maximum is N/A GPD. The project is located in Manatee County, Section(s) 4, 5, 8, 9, 10, Township 34 South, Range 19 East. The permit applicant is Medallion Home at Ft Hamer, LLC whose address is 1651 Whitfield Avenue, Ste. 200, Sarasota, FL 34243. The Permit No. is 20 005617.009.

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, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
March 21, 2025 25-00424M

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 25.82 acres known as Aqua Lagoon Phase II. The project is located in Manatee County, Section(s) 17 & 18, Township 35 South, Range 17 East. The permit applicant is Cargor Partners VIII - Long Bar Pointe, LLLP whose address is 1651 Whitfield Ave., Ste. 200 Sarsaota, FL 34243. The Permit No. is 43040157.054.

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, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.
March 21, 2025 25-00425M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2023CP004179AX
Division Probate
IN RE: ESTATE OF COLLEEN CAROL MEISLER, Deceased.

The administration of the estate of Colleen Carol Meisler, deceased, whose date of death was May 29, 2016, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida, 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be

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

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

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

NOTWITHSTANDING THE TIME 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 March 21, 2025.

Co-Ancillary

Personal Representative:
Brenda M. Meisler
1121 W. Bogart Road
Sandusky, OH, 44870

Co-Ancillary

Personal Representative:
Dennis E. Meisler
119 Caswell Street
Castalia, OH 44824

Attorney for Co-Ancillary
Personal Representatives:
David L. Herzer
E-Mail Addresses:
dherzer@wickenslaw.com
Florida Bar No. 0344265
Wickens Herzer Panza
35765 Chester Road Avon, OH 44011
Telephone: (440) 695-8000
March 21, 28, 2025 25-00462M

FIRST INSERTION

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 March 21, 2025.

Personal Representative:

Donald J. King
c/o Ledbetter Law Group
229 Pensacola Road
Venice, FL 34285

Attorney for Personal Representative:
Ledbetter Law Group
Steven W. Ledbetter, Esq.,
FL Bar No. 41345
Email: steve@LedbetterLawFL.com
Callie W. Cowan, Esq.,
FL Bar No. 57893
Email: callie@LedbetterLawFL.com
Jada W. Terreros, Esq.,
FL Bar No. 1032584
Email: jada@LedbetterLawFL.com
229 Pensacola Road
Venice, Florida 34285
Tel: (941) 256-3965
Fax: (941) 866-7514
2nd Email:
probate@LedbetterLawFL.com
March 21, 28, 2025 25-00427M

FIRST INSERTION

NOTICE OF ANCILLARY ADMINISTRATION IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

FILE NO.: 2024 CP 2810 AX
DIVISION: PROBATE
IN RE: ESTATE OF JAYNE S. BROYDRICK, DECEASED.

The administration of the estate of JAYNE S. BROYDRICK, Decedent, is in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34206. The file number for the estate is 2024 CP 2810 AX. The Decedent died in testate.

The Ancillary Personal Representative is PATRICK BROYDRICK, of 5 HUCKLEBERRY LANE, FORESTDALE, MASSACHUSETTS, 02644. MACKENZIE HAGER, of 266 MAIN STREET, BLDG. 3, STE. 25, MEDFIELD, MA 02052 is the Ancillary Personal Representative's attorney. The Fiduciary lawyer-client privilege under section 90.5021, Florida Statutes, applies with respect to the personal representative and any attorney employed by the personal representative.

Any interested person served a copy of this Notice of ancillary administration must file, any objection with the court within 3 months after the date of service of a copy of the Notice of Ancillary Administration on that person. The 3-month time period may only be extended for estoppel based upon a misstatement by the ancillary personal

representative regarding the time period within which an objection must be filed. The time period may not be extended for any other reason, including affirmative representation, failure to disclose information, or misconduct by the ancillary personal representative or any other person. All objections to venue or the jurisdiction of the court must be filed no later than the earlier of the entry of an order of final discharge of the ancillary personal representative or 1 year after service of the notice of ancillary administration unless sooner barred. Persons who may be entitled to exempt property under section 732.402, Florida Statutes, will be deemed to have waived their rights to claim that property as exempt property unless a petition for determination of exempt property is filed by such persons or on their behalf on or before the later of the date that is 4 months after the date of service of a copy of the notice of ancillary administration on such persons or the date that is 40 days after the date of termination of any proceedings involving the construction, admission to probate, or involving any other matter affecting any part of the exempt property. An election to take an elective share must be filed on or before the earlier of the date that is 6 months after the date of service of a copy of the notice of ancillary administration on the surviving spouse, if any, an agent under chapter 709, Florida Statutes, or a guardian of the property of the surviving spouse; or the date that is 2 years after the date of the decedent's death.

The Ancillary Personal Representative is not individually liable to any person for giving notice under this section, regardless of whether it is later determined that notice was not required by this section. The service of notice in accordance with this section shall not be construed as conferring any right. If the personal representative in good faith fails to give notice required by this section, the personal representative is not liable to any person for the failure. Liability, if any, for the failure is on the estate.

If a will or codicil is subsequently admitted to probate, the personal representative shall promptly serve a copy of a new notice of administration as required for an initial will admission.

For the purpose of determining deadlines established by reference to the date of service of a copy of the notice of administration in cases in which such service has been waived, service shall be deemed to occur on the date the waiver is filed.

Signed on 4th day of March, 2025.
PATRICK BROYDRICK
Ancillary Personal Representative
Mackenzie Hager, Esq.
Attorney for Petitioner
Florida Bar No. 106374
Borchers Cusano Trust Law, P.C.
266 Main Street, Bldg. 3, Ste. 25
Medfield, MA 02052
Phone: 508-803-1900
Email:
mackenzie@borcherslaw.com
March 21, 28, 2025 25-00431M

--- ESTATE ---

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-368
IN RE: THE ESTATE OF ERIC J. HARALDSEN,
 Deceased.
 The administration of the estate of ERIC J. HARALDSEN, deceased, File Number 2025-CP-368, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the petitioner and the petitioner's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmaturing, contingent or unliquidated claims, on whom a copy of this notice is 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, including unmaturing, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE WILL BE FOREVER BARRED.
 The date of first publication of this Notice was March 21, 2025.
 Signed on March 12, 2025.
Miranda Haraldsen
 Petitioner
 Damian M. Ozark, Esquire
 The Ozark Law Firm, P.A.
 Florida Bar No. 0582387
 1904 Manatee Avenue West, Ste. 300
 Bradenton, Florida 34205
 Telephone: (941)750-9760
 dmazark@ozarklawfirm.com
 March 21, 28, 2025 25-00426M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025-CP-000350
Division Probate
IN RE: ESTATE OF RICHARD THEODORE BOGNER
 Deceased.
 The administration of the estate of RICHARD THEODORE BOGNER, deceased, whose date of death was June 26, 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 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 March 21, 2025.
Personal Representative:
Raymond F. Klejmont
 9239 67th Avenue East
 Bradenton, Florida 34202
 Attorney for Personal Representative:
 Gary W. Peal, Esquire
 Attorney for Personal Representative
 Florida Bar Number: 0438650
 Berlin Patten Ebling PLLC
 3700 S Tamiami Trail #200
 Sarasota, Florida 34239
 Telephone: (941) 954-9991
 Fax: (941) 954-9992
 E-Mail: gpeal@berlinpatten.com
 Secondary E-Mail:
 slindsay@berlinpatten.com
 March 21, 28, 2025 25-00452M

FIRST INSERTION
NOTICE TO CREDITORS OF FORMAL ADMINISTRATION
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-002749-AX
IN RE: ESTATE OF STEPHEN G. FAIRBROTHER,
 deceased
 The administration of the estate of STEPHEN G. FAIRBROTHER, deceased, whose date of death was June 1, 2024, is pending before the Circuit Court for Manatee County, Florida, Probate Department, located at 1115 Manatee Ave W, Bradenton, Florida 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 21, 2025.
Personal Representative:
Keith R. Fairbrother
 114 S. Columbus Street
 Arlington, Virginia 22204
 Attorney for the
 Personal Representative:
 Anne E. Moore, FL Bar #110621
 Anne E. Moore PLLC
 3579 S. Access Rd., Ste. A
 Englewood, FL 34224
 Tel: (941) 662-5750
 Fax: (941) 237-5200
 Primary Email:
 anne@attorneyanne.com
 Secondary Email:
 staff@attorneyanne.com
 March 21, 28, 2025 25-00450M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025-CP-000334
Division Probate
IN RE: ESTATE OF ROBERT V. COHRON a/k/a ROBERT VAUGHN COHRON
 Deceased.
 The administration of the estate of ROBERT V. COHRON, deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue 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.
 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 first publication of this notice is MARCH 21, 2025.
Personal Representative:
SHARON K. COHRON
 7819 2nd Avenue W
 Bradenton, Florida 34209
 Attorney for Personal Representative:
 DONNA I. SOBEL, ESQUIRE
 E-mail Addresses:
 donna@sobelattorneys.com,
 scharles@sobelattorneys.com
 Florida Bar No. 370096
 DONNA IRVIN SOBEL, P.A.
 4900 Manatee Avenue W, Suite 206
 Bradenton, FL 34209
 Telephone: (941) 747-0001
 March 21, 28, 2025 25-00441M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-1895
IN RE: ESTATE OF ETHEL GAINNEY DUNBAR
 Deceased.
 The administration of the estate of Ethel Gainney Dunbar, deceased, whose date of death was December 8, 2007, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 21, 2025.
Personal Representative:
Trent Dunbar
c/o MACKAY LAW GROUP P.A.
 1402 3RD AVE W
 BRADENTON, FL 34205
 Telephone: (941) 746 6225
 Fax: (941) 748 6584
 Attorney for Personal Representative:
 Matthew B. Pryor, Esq.
 Florida Bar Number: 1060103
 MACKAY LAW GROUP P.A.
 1402 3RD AVE W
 BRADENTON, FL 34205
 Telephone: (941) 746-6225
 Fax: (941) 748-6584
 March 21, 28, 2025 25-00428M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP000039AX
IN RE: ESTATE OF DENISE JENKINS, Deceased.
 The administration of the estate of DENISE JENKINS, Deceased, whose date of death was March 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.
 The date of first publication of this notice is March 21, 2025.
Personal Representative:
THERESA CHESTNUT,
 Personal Representative
 Attorney for Personal Representative:
 Scott R. Bugay, Esquire
 Florida Bar No. 5207
 Citicentre, Suite P600
 290 NW 1612TH Street
 Miami FL 33169
 Telephone: (305) 956-9040
 Fax: (305) 945-2905
 Primary Email: Scott@srblaw.com
 Secondary Email:
 Jennifer@srblaw.com
 March 21, 28, 2025 25-00442M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024-CP-1901
IN RE: ESTATE OF LEONARD DAVID DOLPHIN
 Deceased.
 The administration of the estate of LEONARD DAVID DOLPHIN, deceased, whose date of death was November 23, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 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 March 21, 2025.
Sandra Dolphin
 5408 72nd Terrace E.
 Ellenton, FL 34222
 Kraigh H. Koach, Esq.
 Bowman, George, Scheb,
 Kimbrough, Koach & Chapman, PA
 2750 Ringling Blvd., Suite 3
 Sarasota, FL 34237
 (941) 366-5510
 Florida Bar No. 0510830
 Email Addresses:
 kkoach@bowmangeorge.com
 angela@bowmangeorge.com
 Attorneys for Personal Representative
 March 21, 28, 2025 25-00451M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025-CP-396
Twelfth Judicial Circuit
IN RE: ESTATE OF RUTH ANN CONNOR,
 Deceased.
 The administration of the estate of Ruth Ann Connor, deceased, whose date of death was May 7, 2024, and whose social security number is xxx-xx-4761, 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 representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
 ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
 NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
 The date of first publication of this notice is March 21, 2025.
Personal Representatives:
Deborah M. Simone
 27022 Gopher Hill Road
 Myakka City, FL 34251
Darrin Simone
 27022 Gopher Hill Road
 Myakka City, FL 34251
 Christopher J. Fowler (FL Bar #104085)
 Attorney for Personal Representative
 Primary Email:
 cfowler@nhslaw.com
 Secondary Email:
 tpayne@nhslaw.com
 Norton, Hammersley, Lopez & Skokos, P.A.
 1819 Main Street, Suite 610
 Sarasota, Florida 34236
 Telephone: (941) 954-4691
 March 21, 28, 2025 25-00449M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025 CP 0460
Division Probate
IN RE: ESTATE OF HARRY B. WHITE
 Deceased.
 The administration of the estate of HARRY B. WHITE, 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 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 March 21, 2025.
Personal Representative:
HARRY D. WHITE
 2208 40th Street West
 Bradenton, FL 34205
 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
 March 21, 28, 2025 25-00455M

FIRST INSERTION
AMENDED NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 23-CP-001766
Division Probate
IN RE: ESTATE OF CHARLES DOUGLAS ANDES,
 Deceased.
 The administration of the estate of Charles Douglas Andes, deceased, whose date of death was April 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is March 21, 2025.
Personal Representative:
Signature: Rebecca Keese
(Mar 16, 2025 22:16 CDT)
Email: keesebecky@yahoo.com
Rebecca Keese
 2126 SE 56th
 Oklahoma City, OK 73129
 Attorney for Personal Representative:
 Signature: matthew weidner
 (Mar 15, 2025 19:20 EDT)
 Email: weidner@mattweidnerlaw.com
 Matthew D. Weidner
 E-Mail Addresses:
 service@mattweidnerlaw.com
 julia@mattweidnerlaw.com
 Florida Bar No. 0185957
 Weidner Law
 856 2nd Avenue North
 St. Petersburg, FL 33701
 Telephone: 727-954-9752
 March 21, 28, 2025 25-00456M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2025 CP 482
Division Probate
IN RE: ESTATE OF EDMUND FRIDENBERG
 Deceased.
 The administration of the estate of Edmund Fridenberg, deceased, whose date of death was January 26, 2025, 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 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 March 21, 2025.
Personal Representative:
Gary Fridenbergs
 532 Pointe Vista Dr
 Rockwood, Tennessee 37854
 Attorney for Personal Representative:
 Thomas W. Harrison
 Florida Bar Number: 334375
 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC
 1206 Manatee Avenue West
 Bradenton, FL 34205
 Telephone: (941) 746-1167
 Fax: (941) 747-0583
 E-Mail: twh@dye-harrison.com
 rferonyalka@dye-harrison.com
 March 21, 28, 2025 25-00463M

SAVE TIME



Email your Legal Notice
 legal@businessobserverfl.com

*Deadline Wednesday at noon
 Friday Publication*

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

Business Observer
 FLORIDA'S NEWSPAPER FOR THE G-SUBSET
 LV20906_LV9

Q&A

Q What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

Q Are there different types of legal notices?

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

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

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

Q 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.

Q How much do legal notices cost?

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

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024CP002758C
IN RE: ESTATE OF
SHANNON WOLFE,
Deceased.**

The administration of the estate of Shannon Wolfe, deceased, whose date of death was on or about 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 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 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 3/21/25.

Kevin W. Wolfe
Personal Representative
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Matthew D. Unzicker, Esq.
Attorney for Personal Representative
Florida Bar Number: 1015962
BERLIN PATTEN EBLING
8433 Enterprise Circle, Suite 200
Lakewood Ranch, Florida 34202
Telephone: (941) 907-9022
Fax: (941) 907-9024
E-Mail: munzicker@berlinpatten.com
Secondary E-Mail:
probate@berlinpatten.com
March 21, 28, 2025 25-00464M

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-591
IN RE: ESTATE OF
STEPHEN MICHAEL GOOCH, also
known as STEPHEN M. GOOCH,
Deceased.**

The administration of the estate of STEPHEN MICHAEL GOOCH, also known as STEPHEN M. GOOCH, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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: March 21, 2025.

Mark B. Gooch
Personal Representative
1322 Stillwater Road
Lancaster, PA 17601
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PER-
RON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
March 21, 28, 2025 25-00465M

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-592
IN RE: ESTATE OF
HEYWARD C. HAWKINS,
also known as
HEYWARD CASSIDY HAWKINS,
Deceased.**

The administration of the estate of HEYWARD C. HAWKINS, also known as HEYWARD CASSIDY HAWKINS, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal 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, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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: March 21, 2025.

Roberto Robles Rosario
Personal Representative
6303 Manatee Avenue West
Bradenton, Florida 34209
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PER-
RON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
March 21, 28, 2025 25-00466M

--- ACTIONS / SALES / ESTATE ---

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-0501
IN RE: ESTATE OF
**MICHAEL STEVEN BOSTON, also
known as MICHAEL S. BOSTON,
Deceased.**

The administration of the estate of
MICHAEL STEVEN BOSTON, also
known as MICHAEL S. BOSTON,
deceased, whose date of death was
November 24, 2024, is pending in the
Circuit Court for MANATEE County,
Florida, Probate Division, the street ad-
dress of which is 1115 Manatee Avenue
West, Bradenton, 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 de-
mands 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 cura-
tor has no duty to discover whether any
property held at the time of the deced-
ent's death by the decedent or the de-
cedent'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 un-
der s. 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
THE 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: March 21, 2025

**Corey Michael Boston
Personal Representative**

3025 N. Rye Road
Parrish, FL, 34219

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:

amonroe@barneswalker.com

March 21, 28, 2025 25-00429M

FIRST INSERTION

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

Case No.: 2025 DR 150

Division: 3

**IN RE: NAME CHANGE OF CHILD:
CHARLES TERRY,
Petitioner, and
MEGAN SMITH,
Respondent.**

TO: Megan Smith

DOB: 01/12/1988

Age: 37

Race: White

Hair Color: unknown

Eye Color: unknown

Height: Weight:

Date of Birth of minor children:
12/29/2022

Place of Birth of minor child: Sarasota
County, Florida

YOU ARE NOTIFIED that an action
for PETITION FOR NAME CHANGE
MINOR CHILD has been filed against
you. You are required to serve a copy of
your written defenses, if any, to this ac-
tion on Tinley M. Rudd, Esquire, Peti-
tioner's attorney, whose address is 2127
Ringling Blvd., Suite 103, Sarasota,
FL 34237, on or before 04-23-2025,
and file the original with the clerk of
this court at Manatee County Court-
house, 1115 Manatee Ave W, Braden-
ton, FL 34205, either before service
on Petitioner's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the petition.

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.

In and for Manatee County:

If you cannot afford an attorney, con-
tact 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 assis-
tance 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 this 12 day of MARCH,
2025.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court

CLERK OF THE CIRCUIT COURT
(SEAL) By: C. Gaskin
Deputy Clerk

Tinley M. Rudd, Esquire
2127 Ringling Blvd., Suite 103
Sarasota, FL 34237

Mar. 21, 28; Apr. 4, 11, 2025

25-00422M

FIRST INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

412025CA000163CAAXMA

**US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST,
Plaintiff, vs.**

**CYNTHIA R. LANGSTON, et. al.
Defendant(s),**

TO: CYNTHIA R. LANGSTON, UN-
KNOWN SPOUSE OF CYNTHIA R.
LANGSTON,
whose residence is unknown and all par-
ties having or claiming to have any right,
title or interest in the property described
in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:

THE WEST 72 FEET OF LOT
4 AND THE EAST 16 FEET OF
LOT 3, BLOCK "O", HOLMES
BEACH, 13TH UNIT, AS PER
CORRECTED PLAT THEREOF
RECORDED IN PLAT BOOK 8,
PAGE 19, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before (30 days
from Date of 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 de-
manded in the complaint or petition
filed herein.

THIS NOTICE SHALL BE PUBLISHED
ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS.

In and for Manatee County:

If you cannot afford an attorney, con-
tact Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal 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 at Manatee County, Florida,
this 13th day of March, 2025.

ANGELINA COLONNESO

CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK

Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487

PRIMARY EMAIL: flmail@raslg.com
23-137712

March 21, 28, 2025 25-00444M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
FLORIDA
CIVIL DIVISION
Case No.: 2023-CC-2327

**COVERED BRIDGE ESTATES
COMMUNITY ASSOCIATION,
INC., a Florida not for profit
corporation,
Plaintiff, vs.**

**ALAIN ZERBINI; UNKNOWN
SPOUSE OF ALAIN ZERBINI;
DISCOVER BANK; and UNKNOWN
PARTY IN POSSESSION,
Defendants.**

NOTICE is hereby given that, pursuant
to the UNIFORM FINAL JUDGMENT
OF FORECLOSURE entered on
February 19, 2025, in this cause, in the
County Court of Manatee County,
Florida, the Office of Angelina "Angel"
Colonnese, Clerk of the Circuit Court
and Comptroller, shall sell the property
situated in Manatee County, Florida,
described as:

LOT 162, COVERED BRIDGE
ESTATES PHASE 6C, 6D & 6E,
ACCORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 43, PAGE 117, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORI-
DA.

ALSO KNOWN AS 4222 DAY
BRIDGE PLACE, ELLENTON,
FL 34222.

PARCEL ID: 746535409

at public sale, to the highest and best
bidder, for cash, online at https://www.
manatee.realforeclose.com, on:

April 8, 2025, beginning at 11:00 AM.

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

If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, 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, Telephone: (941)
741-4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than seven (7) days;
if you are hearing or voice impaired,
call 711.

Respectfully submitted,
Johnson Pope Bokor Ruppel &
Burns, LLP

360 Central Avenue, Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 - Facsimile

Primary Email Address:
kmaller@jpfirm.com

Secondary Email Address:
ysanne@jpfirm.com

Attorneys for Plaintiff, COVERED
BRIDGE ESTATES COMMUNITY
ASSOCIATION, INC., a Florida not for
profit corporation

By: Karen E. Maller, Esquire
Florida Bar No. 822035

Matter #155912

March 21, 28, 2025 25-00433M

FIRST INSERTION

**NOTICE OF ACTION
TERMINATION OF PARENTAL
RIGHTS**

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

CASE NO. 2023 DP 545 Div. J

**IN THE INTEREST OF:
R.C.H. DOB: 10/16/2015,
R.A.H. DOB: 8/20/2018,
MINOR CHILDREN**

TO: Jennifer Romance, address un-
known

YOU ARE HEREBY NOTIFIED
that the State of Florida, Department
of Children and Families, has filed a
Petition to terminate your parental
rights and permanently commit the fol-
lowing children for adoption: R.C.H.
born on 10/16/2015 and R.A.H. born
on 08/20/2018. You are hereby com-
manded to appear on May 6, 2025, at
10:00 AM before the Honorable Gilbert
A. Smith, Jr. at the Manatee County
Judicial Center Courtroom 3A 1051
Manatee Ave. W Bradenton, FL 34205,
for an ADVISORY HEARING.

FAILURE TO PERSONALLY AP-
PEAR AT THIS ADVISORY HEAR-
ING CONSTITUTES CONSENT TO
THE TERMINATION OF PAREN-
TAL RIGHTS OF THIS CHILD (OR
CHILDREN). IF YOU FAIL TO AP-
PEAR ON THE DATE AND TIME
SPECIFIED, YOU MAY LOSE ALL
LEGAL RIGHTS AS A PARENT
TO THE CHILD OR CHILDREN

NAMED IN THIS NOTICE.

In and for Manatee County:

If you cannot afford an attorney, con-
tact 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 assis-
tance 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 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 assis-
tance. 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.

WITNESS, my hand as Clerk of said
Court and the Seal thereof, this 17 day of
MARCH, 2024.

Angelina Colonnese
Manatee County
Clerk of The Circuit Court

By: (SEAL) C. Hoatland
Deputy Clerk

Mar. 21, 28; April 4, 11, 2025

25-00460M

FIRST INSERTION

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

Case No.:

**412025CA000099CAAXMA
THE SECRETARY OF HOUSING
AND URBAN DEVELOPMENT, an
agency of the UNITED STATES OF
AMERICA,**

Plaintiff, v.

**THE UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEE AND ALL
OTHERS WHO MAY CLAIM AN
INTEREST IN THE ESTATE OF
IDELLA VIRGIL SANDERS A/K/A
IDELLA HATTIE SANDERS,
DECEASED, ET AL.,
Defendant(s),**

To the following Defendant(s):

THE UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEE
AND ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
IDELLA VIRGIL SANDERS A/K/A
IDELLA HATTIE SANDERS, DE-
CEASED (RESIDENCE UNKNOWN)

YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
LOTS 8 AND 9, BLOCK 3, LIN-
COLN MANOR, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
7, PAGE 100, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.

a/k/a 221 30th St E, Palmetto,
FL 34221

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 (30) days
after the first publication of this Notice
in Business Observer and file the origi-
nal with the Clerk of this Court either
before service on Plaintiff's attorney or
immediately thereafter; otherwise a de-
fault will be entered against you for the
relief demanded 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, con-
tact Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal 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 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 assis-
tance. 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.

WITNESS my hand and the seal of
this Court this 14th day of MARCH,
2025.

ANGELINA COLONNESO
As Clerk of the Court

(Seal) By As Deputy Clerk

Kelley Kronenberg
Attorney for Plaintiff
10360 West State Road 84
Fort Lauderdale, FL 33324

March 21, 28, 2025 25-00453M

FIRST INSERTION

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

Case No.: 2025 CA 401 AX
Agency Case No.: 2025-002593

**IN RE: FORFEITURE OF:
2015 SILVER DODGE RAM, VIN#
1C6RR7PT0FS660081**

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 ac-
tion pursuant to the Florida Contra-
band Forfeiture Act has been filed by
Petitioner, Manatee County Sheriff's
Office, on the following property in
Manatee County, Florida: a 2015 SIL-
VER DODGE RAM, VIN# 1C6RR7PT-
0FS660081, and you are required to
serve a copy of your written defenses
to it, if any, on the Attorney for Peti-
tioner, 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 publication of this No-
tice and file the original 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 de-
manded 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 Le-
gal 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: 3/13/2025

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

March 21, 28, 2025 25-00443M

FIRST INSERTION

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

GENERAL JURISDICTION
DIVISION

Case No. 2024CA001185AX

**AmeriSave Mortgage Corporation,
Plaintiff, vs.**

**Shayla Renee Ellis a/k/a Shayla Ellis,
et al.,
Defendants.**

--- PUBLIC SALES ---

FIRST INSERTION

**NORTHLAKE STEWARDSHIP DISTRICT
REQUEST FOR PROPOSALS FOR POD C1 IMPROVEMENTS PROJECT
MANATEE COUNTY, FLORIDA**

Notice is hereby given that the Northlake Stewardship District ("District") will receive proposals for the following project ("Project"):

**PROJECT CONSTRUCTION SITE WORK FOR POD C1
MASTER IMPROVEMENTS**

The Project will require contractors to provide for the construction, labor, materials, and equipment necessary to construct all work, or a portion thereof, necessary for a proposed Pod C1 Project master improvements, including but not limited to offsite improvements, earthwork, stormwater management, utilities, and roadway, as more particularly described in the Project Manual (defined herein) and in accordance with the plans and specifications therein.

The "Project Manual", consisting of the proposal package and other materials, will be available for public inspection and may be obtained beginning March 21, 2025, at 9:00 a.m. (EST), by email request only sent to Chris Conti at contic@whhassociates.com ("District Manager"). The District reserves the right in its sole discretion to make changes to the Project Manual up until the Response Deadline (defined herein), and to provide notice of such changes only to those respondents who have provided their contact information to the District via e-mail to the District Manager at contic@whhassociates.com.

There will be an optional pre-proposal conference on April 2, 2025, at 2:00 p.m. (EST) via Microsoft Teams only, by dialing: +1 850-739-5596, 592789818#, Phone conference ID: 592 789 818# (audio-only option). Please contact the District Manager at contic@whhassociates.com with email copy to Jeb Mulock (District Engineer) at jebm@znseng.com for video participation option and/or to request further assistance in accessing or participating in the optional pre-proposal conference via Microsoft Teams at least forty-eight (48) hours prior to the meeting. Similarly, any person requiring or that otherwise may need assistance accessing or participating in this optional pre-proposal conference meeting because of a disability or physical impairment is strongly encouraged to contact the District Manager and District Engineer at least forty-eight (48) hours in advance so that arrangements may be made.

The District reserves the right to reject any and all proposals, make modifications to the work, award the contract in whole or in part with or without cause, provide for the delivery of the project in phases, and waive minor or technical irregularities in

any proposal if it determines in its discretion that it is in the District's best interests to do so.

A notice of protest of the Project Manual, or any component thereof, must be filed with the District within 72 hours (excluding Saturdays, Sundays, and state holidays) after this advertisement is published. All protest must be submitted together with a protest bond in a form acceptable to the District and in the amount of \$10,000.00. A formal written protest must be filed with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the initial notice of protest was timely filed. The formal written protest shall state with particularity the facts and law upon which the protest is based. Filing will be perfected and deemed to have occurred upon receipt by the District Manager. In the event the protest is successful, the protest bond shall be refunded to the protestor. In the event the protest is unsuccessful, the protest bond shall be applied towards the District's costs, expenses and attorney's fees associated with hearing and defending the protest. Failure to timely file a protest will result in a waiver of any right to object to or protest under Rule 3.11 of the District's Rules of Procedure, Chapter 2022-248, *Laws of Florida*, and other law.

Firms desiring to respond to the District's request for proposals for the Project must submit one (1) original, seven (7) hardcopies and one (1) PDF electronic copy on a flash drive of the firm's proposal along with a proposal bond ("Proposal Guaranty") in the amount of ten-thousand dollars (\$10,000.00) as specified in the Project Manual no later than 2:00 p.m. (EST) on April 30, 2025, at the offices of ZNS Engineering located at 1023 Manatee Avenue West, Bradenton, Florida 34205 ("Response Deadline"). Proposals must be in the form provided in the Project Manual and submitted in a sealed envelope, marked with "RESPONSE TO RFP - NORTHLAKE SD." Proposals will be opened at the time and date stipulated below; the District reserves the right to return unopened to a respondent any proposal received after the Response Deadline. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. Each proposal must remain binding for a minimum of 120 days after the Response Deadline.

Proposals will be evaluated in accordance with the evaluation criteria included in the Project Manual. Notwithstanding the foregoing, please note that proposals received from firms failing to meet the following minimum qualifications will not be considered or evaluated:

- (i) hold all required applicable state professional license in good standing;
- (ii) hold all required applicable federal licenses in good standing, if any;

FIRST INSERTION

**NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL
ASSESSMENTS PURSUANT TO SECTION 13 OF CHAPTER 2005-338,
LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEW-
ARDSHIP DISTRICT**

**NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSES-
MENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS
OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARD-
SHIP DISTRICT**

NOTICE OF PUBLIC MEETING

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on April 11, 2025, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Calusa Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Calusa Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, Florida Statutes, and Chapter 2005-338, *Laws of Florida*, as amended.

The Project Area, geographically depicted below, is generally located east Manatee County and bordered on the west by Boumeside Blvd. and on the south by 61st Avenue East. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Calusa Project contemplates that construction and/or acquisition of stormwater management facilities, potable water and sanitary sewer improvements, all as more fully described in the preliminary *Engineer's Report for Calusa Golf and Country Club* (the "Engineer's Report"), dated February 2024.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Master Assessment Methodology Report Lakewood Ranch Stewardship District Calusa Project*, dated March 7, 2025 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$60,060,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

The proposed schedule of maximum principal debt to be allocated to the properties within the Project Area is as follows:

Land Use	Units	Annual Assessments (net)	Admin Fee	Annual Assessments (gross) (1)
Coach	280	\$833,722	\$62,753	\$896,475
Paired Villa	74	\$195,858	\$14,742	\$210,601
2-Story	344	\$682,858	\$51,398	\$734,256
30-unit Multi-Family Units (4-Story)	510	\$506,188	\$38,100	\$544,289
Single-Family 40' (52' Lots)	333	\$1,101,704	\$82,924	\$1,184,628
Single-Family 50' (62' Lots)	169	\$698,904	\$52,606	\$751,509
Single-Family 60' (70' lots)	190	\$942,900	\$70,971	\$1,013,871
TOTAL	1,900	\$4,962,134	\$373,494	\$5,335,628

Land Use	Debt/Unit	Annual Assessment per Unit (net)	Administrative Expenses per Unit	Annual Assessment per Unit (gross) (1)
Coach	\$36,040	\$2,977.58	\$224.12	\$3,201.70
Paired Villa	\$32,035	\$2,646.74	\$199.22	\$2,845.95
2-Story	\$24,026	\$1,985.05	\$149.41	\$2,134.46
30-unit Multi-Family Units (4-Story)	\$12,013	\$992.53	\$74.71	\$1,067.23
Single-Family 40' (52' Lots)	\$40,044	\$3,308.42	\$249.02	\$3,557.44
Single-Family 50' (62' Lots)	\$50,055	\$4,135.53	\$311.28	\$4,446.80
Single-Family 60' (70' lots)	\$60,066	\$4,962.63	\$373.53	\$5,336.16

Source: PFM Financial Advisors LLC

(1) Gross assessments represent the assessment placed on the County tax roll each year, if the District elects to use the Uniform Method of collecting non-ad valorem assessments authorized by Chapter 197 of the Florida Statutes. Gross assessments include a 7.0% gross-up to account for the fees of the County Property Appraiser and Tax Collector and the statutory early payment discount

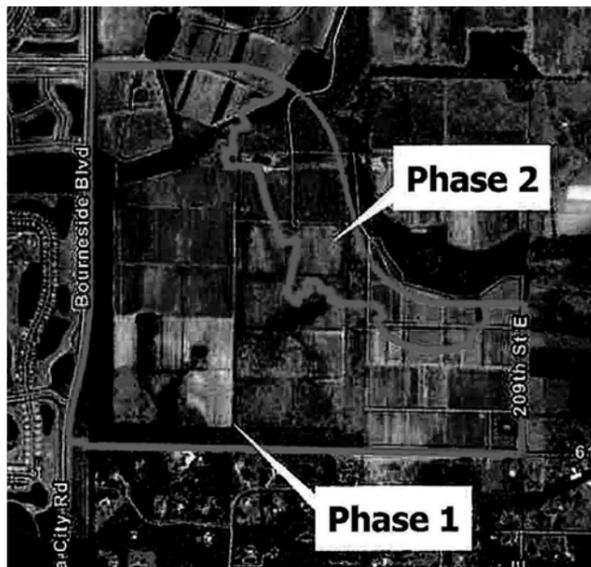
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within twenty (20) days of the publication of this notice.

Also at 9:00 a.m. on April 11, 2025, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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.

Any person requiring special accommodations at this meeting because of a 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.

LAKWOOD RANCH STEWARDSHIP DISTRICT



Location Map - Calusa Project

RESOLUTION 2025-19

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENT; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Lakewood Ranch Improvement District (the "District") is a local unit of special-purpose government located in Sarasota and Manatee Counties, and established pursuant to Chapter 2005-338, *Laws of Florida*, as amended (the "Act") for the purposes of constructing, installing, acquiring, operating and/or maintaining public infrastructure improvements; and

WHEREAS, the Board of Supervisors (the "Board") of the District hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements ("Improvements") within the portion of the District known as Calusa as more particularly described in that certain *Engineer's Report for Calusa Golf and Country Club*, dated February 2025, attached hereto as **Exhibit A** and incorporated herein by reference; and

WHEREAS, it is in the best interest of the District to pay the cost of the Improve-

- (iii) proposer is authorized to do business in the State of Florida;
- (iv) Proposer has constructed three (3) project improvements similar in quality and scope of this Project with a minimum of \$15,000,000 in each of such project cost within the last three (3) years;
- (v) Proposer will have minimum bonding capacity of one hundred \$30,000,000 from a surety company acceptable to the District;
- (vi) Proposer has at least three (3) years of experience in Manatee County within the last five (5) years;

Proposers are hereby notified that Section 287.05701, Florida Statutes, requires that the District may not request documentation of or consider a vendor's social, political, or ideological interests when determining if the vendor is a responsible vendor.

The successful Proposer will be required upon award to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract, with a surety acceptable to the District, in accordance with section 255.05, *Florida Statutes*.

All questions regarding the Project Manual or this project shall be directed via email only to the District Manager at contic@whhassociates.com with email copies to Jeb Mulock (District Engineer) at jebm@znseng.com and Michelle Rigoni (District Counsel) at michelle.rigoni@kutackrock.com. No phone inquiries will be accepted. **All questions must be received no later than 10:00 a.m. (EST) on April 18, 2025**, to be considered.

Notice of Public Meeting for Proposal Opening

A public meeting to open proposals will be held on April 30, 2025, at 2:15 p.m. (EST) at the offices of ZNS Engineering located at 1023 Manatee Avenue West, Bradenton, Florida 34205. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the proposals. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the agenda for this meeting may be obtained from the District Manager, Cindy Cerbone, at Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431. This meeting may be continued to a date, time, and place to be specified on the record at the meeting. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least five calendar days 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. March 21, 2025 25-00438M

ments by special assessments levied on benefitted lands within the Calusa Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Calusa Project of the District as set forth in that certain *Master Assessment Methodology Report Lakewood Ranch Stewardship District Calusa Project*, dated March 7, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

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

WHEREAS, this Resolution shall serve as the "resolution required to declare special assessments" contemplated by Section 170.03, *Florida Statutes*, for the assessment lien(s) levied against the property as described in **Exhibits A and B** that secure the Assessments.

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

1. The Assessments shall be levied to defray the cost of the Improvements.
2. The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
3. The total estimated cost of the Improvements is \$44,935,454.25 (the "Estimated Cost").
4. The Assessments will defray approximately \$60,060,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
5. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
6. The Assessments shall be levied within the Calusa Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.
7. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
8. Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to the Act and 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.
9. 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 is hereby adopted and approved as the District's preliminary assessment roll.
10. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment thereof, or the amount thereof to be assessed against each property as improved.
11. 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 and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
12. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 7th day of March, 2025.

ATTEST: **LAKWOOD RANCH STEWARDSHIP DISTRICT**

/s/ Jane Gaarlandt Secretary /s/ Tony Chiofalo Tony Chiofalo, Vice Chairman

Exhibit A: *Engineer's Report for Calusa Golf and Country Club*, dated February 2025
Exhibit B: *Master Assessment Methodology Report Lakewood Ranch Stewardship District Calusa Project*, dated March 7, 2025
March 21, 28, 2025 25-00447M

--- ACTIONS / SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:
CASE NO.: 2023-CA-006654
AURORA FINANCIAL GROUP, INC.
Plaintiff, vs.
DEREK C. RUETZ, et. al.,
Defendants.
NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure entered on the 2nd day of April 2024, in Case No. 2023-CA-006654, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein AURORA FINANCIAL GROUP, INC. is the Plaintiff, and DEREK C. RUETZ, COPPERSTONE MASTER ASSOCIATION, INC., COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION, INC., are the Defendants. Angelina Colonnese Clerk of this Court shall

sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 17th day of April 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 98, COPPERSTONE PHASE I, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED AS PLAT BOOK 51, PAGES 178 THROUGH 201, INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.
If you are a person with a disability who needs any accommodation in order to participate in this proceed-

ing, 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, Telephone: (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 18th day of March 2025.
By: /s/ MICHELLE MASON /s/ Michelle Mason, Esq.
Bar Number: 864773
DELUCA LAW GROUP, PLLC
2101 NE 26th Street
FORT LAUDERDALE, FL 33305
PHONE: (954) 368-1311 |
FAX: (954) 200-8649
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
service@delucalawgroup.com
25-06596
March 21, 28, 2025 25-00461M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.
412024CA001209CAAXMA
DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3,
Plaintiff, vs.
ALPHONSO RUTLEDGE A/K/A ALPHONSO J. RUTLEDGE; MARY RUTLEDGE A/K/A MARY E. RUTLEDGE F/K/A MARY PATE; BANK OF AMERICA, NA; MR B'S CONSTRUCTION LLC; MICROF LLC A/K/A MICROF;
Defendants
NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated March 3, 2025, and entered in Case No. 412024CA001209CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3, is Plaintiff and ALPHONSO RUTLEDGE A/K/A ALPHONSO J. RUTLEDGE; MARY RUTLEDGE A/K/A MARY E. RUTLEDGE F/K/A MARY PATE; BANK OF AMERICA, NA; MR B'S CONSTRUCTION LLC; MICROF

LLC A/K/A MICROF, are defendants. Angelina M. Colonnese, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 17TH day of APRIL, 2025, the following described property as set forth in said Final Judgment, to wit:
S 1/2 OF LOTS 13, 14, BLOCK "A", H. W. HARRISON SUBDIVISION; SECTION 14, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 48, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodation 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, Telephone: (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.
Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener

gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.
Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalife san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resewva konvokasyon an si li ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.
Dated this 12th day of March, 2025
VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
PH: (954) 571-2031
PRIMARY EMAIL:
Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19525-24/sap
March 21, 28, 2025 25-00432M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2025 CC 000591
SUGAR CREEK RESORT ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
WILLIAM H. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER WILLIAM H. GAY; CAREY A. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER WILLIAM H. GAY; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and MIKE STALVEY,
Defendants.
TO: WILLIAM H. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER WILLIAM H. GAY; CAREY A. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN

HEIRS, DEVISEES, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER CAREY A. GAY; AND MIKE STALVEY,
The property herein described is as follows:
Lot 178, located in SUGAR CREEK RESORT ASSOCIATION, INC., an association developed upon lands located in Manatee County, Florida and described as set forth in Exhibit "A". Together with a 1985 manufactured home bearing VIN #1RSP-C2HL3FANC2078 located as a permanent improvement thereon.
With a street address of 3300 26th Avenue East, Unit 178, Bradenton, FL 34208.
YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, and you are required to serve a copy of your written defenses, if any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.
This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER MANATEE EDITION.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Le-

gal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and seal of said court at Bradenton, Manatee County, Florida on this 14th day of March, 2025.
Angelina "Angel" Colonnese
Clerk of the Court
By: As Deputy Clerk
Attorney for Plaintiff:
MICHELLE A. ROWE, ESQUIRE
Florida Bar No. 0036605
The Law Offices of
Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622 / Fax: (941) 951-1469
Designated E-Mail Addresses:
Primary: mrowe@lobeckrowe.com
Secondary: dnolf@lobeckrowe.com
Tertiary: enicholson@lobeckrowe.com
Attorneys for Plaintiff: SUGAR CREEK RESORT ASSOCIATION, INC.
March 21, 28, 2025 25-00445M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 3708 Manatee Ave W, Bradenton Fl, 34209 on 4/3/25 at 9:30am.
Those in Auction:
Sandy Duda - Personal Items & 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.
March 14, 21, 2025 25-00392M

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 3708 Manatee Ave W, Bradenton, FL 34205 on April 3rd, 2025 at 9: 30 AM
Tammy Munsen - Furniture
Nelson Corodano - Electronics
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.
March 14, 21, 2025 25-00394M

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated :
ExtraSpace 115 Manatee Ave. W. Bradenton FL 34205 on April 03,2025 at 10:00 AM
Mandy McLean - 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
March 14, 21, 2025 25-00380M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023CA005064AX
LOANDEPOT.COM, LLC,
Plaintiff, v.
GARY WILLIAM MINK; JANICE RUTH MINK; UNKNOWN SPOUSE OF GARY WILLIAM MINK; UNKNOWN SPOUSE OF JANICE RUTH MINK; ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DEBORAH LYNN MINK, DECEASED; UNKNOWN TENANT #1; UNKNOWN TENANT #2; AND ALL UNKNOWN PARTIES IN POSSESSION IF THE ABOVE DEFENDANTS ARE ALIVE AND IF ONE OR MORE OF SAID DEFENDANTS ARE DEAD, THEIR UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, PERSONAL REPRESENTATIVES, CREDITORS AND ALL PARTIES HAVING OR CLAIMING BY, THROUGH OR AGAINST THEM; AND ALL PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT, Defendant(s).
To the following Defendant(s):
JANICE RUTH MINK
(Last Known Address: 238 57TH CT E, PALMETTO, FL 34221)
UNKNOWN SPOUSE OF JANICE RUTH MINK
(Last Known Address: 238 57TH C TE, PALMETTO, FL 34221)
YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:
THE FOLLOWING DESCRIBED PROPERTY SITU-

ATED IN MANATEE COUNTY, FLORIDA, TO-WIT:
FROM THE NE CORNER OF THE NW 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, GO SOUTHERLY ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 992.9 FEET TO A POINT 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4; THENCE GO WESTERLY ALONG A LINE WHICH IS 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 204.51 FOR A POINT OF BEGINNING; THENCE CONTINUE WESTERLY ALONG SAME LINE A DISTANCE OF 100 FEET; THEN GO SOUTHERLY ALONG A LINE WHICH MAKES AN INTERIOR ANGLE OF 89°39' WITH LAST DESCRIBED LINE A DISTANCE OF 66.75 FEET TO A POINT ON THE NORTHERLY SIDE OF A 30 FOOT STREET; THENCE GO NORTHEASTERLY ALONG SAID ROAD A DISTANCE OF 100 FEET ALONG A LINE WHICH MAKES AN INTERIOR ANGLE OF 86°20' WITH LAST DESCRIBED LINE; THENCE GO NORTHERLY 60 FEET TO THE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AS LOTS 4 AND 5 OF AN UNRECORDED PLAT OF THE SOUTH 340 FEET OF NW 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, KNOWN AS PALM ACRES, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 1415 45TH AVENUE CIR W, BRADENTON, FL 34207
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 Business 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 13th day of March, 2025.
Angelina Colonnese
As Clerk of the Court
(SEAL) By /s/ Kris Gaffney
As Deputy Clerk
Ghidotti | Berger LLP
Attorney for Plaintiff
10800 Biscayne Blvd., Suite 201
Miami, FL 33161
Mar. 21, 28; Apr. 4, 11, 2025
25-00446M

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5225 Caruso Road, Bradenton, FL 34203
Phone Number 941-216-0233
Time of Sale April 3, 2025 @ 11am
BubbaQues
tables, grill head restaurant materials
Jason Kazbour
tables, grill head, restaurant materials
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.
March 14, 21, 2025 25-00395M

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.
Auction date and time:
04/03/25 @ 10:00AM
Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.StorageTreasures.com
Leroy Evans- two leather couches, dining table.
Mandy Miles- Household items
Edward Winship- Furniture and containers
Allison Spain- Tools and other belongings
Leroy Evans- Boxes, household items, bedroom set
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.
March 14, 21, 2025 25-00393M

SECOND INSERTION

NOTICE TO CREDITORS
CONCERNING THE WILLIAM G. SCHMUS REVOCABLE TRUST OF 1991
William G. Schmus, whose date of birth was January 9, 1949, died domiciled in Manatee County, State of Florida on December 13, 2024. His post office address was 7011 Portmarnock Place, Lakewood Ranch, FL 34202.
Pursuant to section 736.0505 FL. Stats., Ryan Schmus, Trustee of the William G. Schmus Revocable Trust of 1991 (the "Trust"), with the power to pay the debts of William G. Schmus, hereby provides notice that all claims against William G. Schmus or the Trust for payment of the debts of William G. Schmus must be filed with the person listed below WITHIN 4 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE, or be barred.
The address for filing claims is:
William G. Schmus Revocable Trust of 1991
c/o Nathan Johnson, Esq.
Reinhart Boerner Van Deuren s.c.
1000 North Water Street, Suite 1700
Milwaukee, WI 53202
The date of first publication of this notice is March 14, 2025.
53449508
March 14, 21, 28, 2025 25-00386M

THIRD INSERTION

NOTICE TO HEIRS
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO: 2023 CP 3004
IN RE: ESTATE OF DONALD C. HALL
Deceased.
A Petition For Administration and an Amended Petition for Administration of The Estate of Donald C. Hall, whose date of death was July 22, 2023, has been filed in the Circuit Court for Manatee County, Florida, Probate Division, 1115 Manatee Avenue West, Bradenton, Florida 34205. Case number 2023 CP 3004. The name and address of the personal representative and personal representative's attorney are set forth below.
JAMES MCFARLING was a named beneficiary in the Last Will and Testament and/or Codicil thereto, of the decedent. JAMES MCFARLING died before a distribution could be made. The heirs of JAMES MCFARLING are hereby given notice of potential funds due for disbursement to said heirs that will be set forth by an order of the court. Heirs and/or their legal successors or representatives, are given notice to contact the attorney below within 30 days to claim their respective interest in the estate. If no heirs claim an interest in the estate, any funds remaining at the conclusion of the estate will be deposited into the registry of the court, after which time each respective heir will be required to properly petition the court for their respective share of the funds, if any. Failure to take timely action may result in escheatment of the funds to the State of Florida. You are encouraged to seek legal counsel if you do not understand the importance of this notice.
The date of first publication of this notice is March 7, 2025.
Personal Representative:
Signed by: Anne Forrest Fair
Anne Forrest Fair
c/o Brenden S. Moriarty, Esq.
1111 N. Northshore Drive, Suite S-700
Knoxville, Tennessee 37919
Attorney for Personal Representative:
/s/ Brenden S. Moriarty
Brenden S. Moriarty, Esq.
Florida Bar Number: 0189863
Long, Ragsdale & Waters, PC
1111 N. Northshore Drive, Suite S-700
Knoxville, Tennessee 37919
Telephone: (865) 584-4040
E-Mail: bmoriarty@lrwlaw.com
March 7, 14, 21, 28, 2025 25-00365M

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
MARCH 7, 16

--- ACTIONS / SALES ---

SECOND INSERTION

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

CASE NO.: 2025 CA 000261
DEUTSCHE BANK NATIONAL
TRUST COMPANY, AS TRUSTEE
FOR GREENPOINT MORTGAGE
FUNDING TRUST 2005-HY1,
ASSET BACKED CERTIFICATES,
SERIES 2005-HY1,
Plaintiff, VS.
UNKNOWN TRUSTEE OF THE
JESSICA ELIZABETH CARTER
TRUST; et al.,
Defendant(s).
TO: Unknown Trustee of The Jessica
Elizabeth Carter Trust
Last Known Residence: 220 Pearl Ave
Sarasota, FL 34243
TO: Unknown Beneficiaries of The Jessica
Elizabeth Carter Trust
Last Known Residence: 220 Pearl Ave
Sarasota, FL 34243

YOU ARE NOTIFIED that an action
to foreclose a mortgage on the follow-
ing property in MANATEE County,
Florida:

LOT 1, AND THE NORTH 30
FEET OF LOT 2, BLOCK 14,
WHITFIELD ESTATES, AC-
CORDING TO THE PLAT
THEREOF AS RECORDED IN
PLAT BOOK 4, PAGE 23, PUB-
LIC 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 ALDRIDGE
PITE, LLP, Plaintiff's attorney, at 5300
West Atlantic Avenue Suite 303 Delray
Beach, FL 33484, on or before , and file

the original with the clerk of this court
either before service on Plaintiff's at-
torney or immediately thereafter; oth-
erwise a 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 Leg-
al 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, Bradenton,
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 3/10/2025
ANGELINA COLONNESO,
As Clerk of the Court
(Seal) By: As Deputy Clerk
ALDRIDGE PITE, LLP
Plaintiff's attorney
5300 West Atlantic Avenue Suite 303
Delray Beach, FL 33484
1221-16904B
Ref# 10737
March 14, 21, 2025 25-00398M

SECOND INSERTION

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

GENERAL JURISDICTION
DIVISION
Case No. 41-2009-CA-011504
WELLS FARGO BANK, NA,
Plaintiff, vs.

THE UNKNOWN
HEIRS, DEVISEES, GRANTEEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR
OTHER CLAIMANTS CLAIMING
BY, THROUGH, UNDER, OR
AGAINST BETTY HUGHES A/K/A
BETTY R. HUGHES A/K/A BETTY
S. HUGHES, DECEASED, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant
to the Final Judgment and/or Order
Rescheduling Foreclosure Sale, entered
in Case No. 41-2009-CA-011504 of
the Circuit Court of the TWELFTH
Judicial Circuit, in and for Manatee
County, Florida, wherein WELLS
FARGO BANK, NA is the Plaintiff and
THE UNKNOWN HEIRS, DEVISEES,
GRANTEES, ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, OR OTH-
ER CLAIMANTS CLAIMING BY,
THROUGH, UNDER, OR AGAINST
BETTY HUGHES A/K/A BETTY R.
HUGHES A/K/A BETTY S. HUGHES,
DECEASED; BETTY HUGHES; ROBERT
C. HUGHES A/K/A ROBERT
HUGHES, AS HEIR OF THE ESTATE
OF BETTY HUGHES, DECEASED;
ANY AND ALL UNKNOWN PARTIES
CLAIMING BY, THROUGH,
UNDER, AND AGAINST THE
HEREIN NAMED INDIVIDUAL
DEFENDANT(S) WHO ARE NOT
KNOWN TO BE DEAD OR ALIVE,
WHETHER SAID UNKNOWN PARTIES
MAY CLAIM AN INTEREST
AS SPOUSE, HEIRS, DEVISEES,
GRANTEES, OR OTHER CLAIM-
ANTS; CBA INV INC., AN INACTIVE
CORP.; UNITED STATES OF AMER-
ICA; UNIVERSITY PLACE NEIGH-

BORHOOD ASSOCIATION, INC.;
TENANT #1; TENANT #2 are the
Defendants, that Angelina Colonnese,
Manatee County Clerk of Court will sell
to the highest and best bidder for cash
at, www.manatee.realforeclose.com,
beginning at 11:00 AM on the 9th day
of April, 2025, the following described
property as set forth in said Final Judg-
ment, to wit:

LOT 11, CHARLESTON
POINTE PHASE A AT UNI-
VERSITY PLACE, AS PER
PLAT THEREOF RECORDED
IN PLAT BOOK 40, PAGES 34
THROUGH 41, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA
TAX ID: 2054720559

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 be-
fore the clerk reports the surplus as
unclaimed.

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, Bradenton,
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 7th day of March, 2025.
BROCK & SCOTT, PLLC
Attorney for Plaintiff
4919 Memorial Hwy, Suite 135
Tampa, FL 33634
Phone: (954) 618-6955
Fax: (954) 618-6954
FLCourtDocs@brockandscott.com
By /s/Justin J. Kelley
Justin J. Kelley, Esq.
Florida Bar No. 32106
File # 15-F06501
March 14, 21, 2025 25-00388M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will
be sold at public auction pursuant to F.S. 715.109: A 1957 SKYL mobile home bear-
ing vehicle identification number 483108X and all personal items located inside the
mobile home. Last Tenant: Robert Lee Shepard, The Estate of Robert Lee Shepard,
All Unknown Parties Beneficiaries, Heirs, Successors, and Assigns of Robert Lee
Shepard, Chris Shepard, as Heir and Suzanne Shepard, as Heir. Sale to be held at:
Two Rivers MHP, 2800 Manatee Avenue, E., Bradenton, Florida 34208 (941)-896-
6000.

March 14, 21, 2025

25-00400M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000422-AX
IN RE: ESTATE OF
MARION G. SCHOFIELD
a/k/a MARION GERTRUDE
SCHOFIELD,
Deceased.

The administration of the Estate of
MARION G. SCHOFIELD a/k/a
MARION GERTRUDE SCHOFIELD,
Deceased, whose date of death was
January 17, 2025 is pending in the Cir-
cuit Court for Manatee County, Florida,
Probate Division, the address of which
is 1115 Manatee Avenue West, Braden-
ton, Florida 34205. The names and
addresses of the Personal Representa-

tive and the Personal Representative's
attorney are set forth below.

All creditors of the Decedent and
other persons having claims or de-
mands 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 AF-
TER THE DATE OF SERVICE OF A
COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent
and other persons having claims or de-
mands 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.

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
FLORIDA

CIRCUIT CIVIL DIVISION
CASE NO.: 2020CA002873
U.S. BANK TRUST NATIONAL
ASSOCIATION, AS TRUSTEE OF
LB-TIKI SERIES V TRUST,
Plaintiff, v.
LAUREL M. MIHM, et al.,
Defendants.

NOTICE OF SALE PURSUANT TO
CHAPTER 45 IS HEREBY GIVEN
that, pursuant to the Uniform Final
Judgment of Mortgage Foreclosure dat-
ed August 2, 2021, and an Order Grant-
ing Plaintiff's Motion to Reset Foreclo-
sure Sale dated March 04, 2025, issued
in and for Manatee County, Florida,
in Case No. 2020CA002873, wherein
U.S. BANK TRUST NATIONAL AS-
SOCIATION, AS TRUSTEE OF LB-
TIKI SERIES V TRUST is the Plaintiff,
and LAUREL M. MIHM, WILLIAM
MIHM and UNKNOWN TENANT #1
are the Defendants.

The Clerk of the Court, ANGELINA
COLONNESO, will sell to the
highest and best bidder for cash,
in accordance with Section 45.031,
Florida Statutes, on April 17, 2025, at
electronic sale beginning at 11:00 AM,
at www.manatee.realforeclose.com the
following-described real property as set
forth in said Uniform Final Judgment
of Mortgage Foreclosure, to wit:

ALL THAT CERTAIN LAND
SITUATE IN MANATEE
COUNTY, FLORIDA VIZ
THE SOUTH 80 FEET OF THE
FOLLOWING DESCRIBED
PROPERTY TO-WIT:
BEING 629.3 FEET NORTH
AND 15 FEET EAST OF THE
SOUTHEAST CORNER OF
THE NORTHWEST 1/4 OF

THE NORTHWEST 1/4 OF
SECTION 1, TOWNSHIP 34
SOUTH, RANGE 17 EAST;
RUN THENCE EAST 228.6
FEET, THENCE NORTH 300
FEET; THENCE WEST 228.6
FEET; THENCE SOUTH 300
FEET TO THE POINT OF BE-
GINNING, LYING IN MANA-
TEE COUNTY, FLORIDA.

Property Address: 4708 4th Ave-
nue East, Palmetto, FL 34221
ANY PERSON CLAIMING AN IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED.

IMPORTANT

If you are a person with a disability
who needs any accommodation in
order to participate in this proceed-
ing, 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, Telephone: (941) 741-
4062, at least seven (7) days before your
scheduled court appearance, or immedi-
ately upon receiving this notification
if the time before the scheduled appear-
ance is less than seven (7) days; if you
are hearing or voice impaired, call 711.

Dated: This 6th day of March, 2025.
Respectfully submitted,
HOWARD LAW
4755 Technology Way, Suite 104
Boca Raton, FL 33431
Telephone: (954) 893-7874
Facsimile: (888) 235-0017
Designated Service E-Mail:
Pleadings@HowardLaw.com
By: /s/ Matthew B. Klein
Matthew B. Klein, Esq.
Florida Bar No.: 73529
E-Mail: Matthew@HowardLaw.com
March 14, 21, 2025 25-00371M

SECOND INSERTION

NOTICE OF RESCHEDULED SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CIVIL ACTION
CASE NO.: 2022-CA-004152
LEHMAN XS TRUST MORTGAGE
PASS-THROUGH CERTIFICATES,
SERIES 2006-15, U.S. BANK
NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR IN
INTEREST TO BANK OF AMERICA
NATIONAL ASSOCIATION,
AS TRUSTEE, SUCCESSOR BY
MERGER TO LASALLE BANK
NATIONAL ASSOCIATION, AS
TRUSTEE,
Plaintiff, vs.
ROSALIND RICHARDSON
MASSIE AKA ROSALIND R.
MASSIE AKA ROSALIND MASSIE,
et al,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant
to an Order Rescheduling Foreclo-
sure Sale dated February 10, 2025, and
entered in Case No. 2022-CA-004152
of the Circuit Court of the Twelfth Ju-
dicial Circuit in and for Manatee County,
Florida in which Lehman XS Trust
Mortgage Pass-Through Certificates,
Series 2006-15, U.S. Bank National As-
sociation, as Trustee, successor in inter-
est to Bank of America National Asso-
ciation, as Trustee, successor by merger
to LaSalle Bank National Association,
as Trustee, is the Plaintiff and Rosa-
lind Richardson Massie aka Rosalind
R. Massie aka Rosalind Massie, Walter
Massie aka Walter A. Massie aka Wal-
ter A. Massie Jr., Mortgage Electronic
Registration Systems, Inc., as nomi-
nee for Lehman Brothers Bank, FSB,
a Federal Savings Bank, United States
of America, Department of Treasury,
Oakleaf Hammock Homeowners Asso-
ciation, Inc., are defendants, the Mana-

tee County Clerk of the Circuit Court
will sell to the highest and best bidder
for cash in/on online at online at www.
manatee.realforeclose.com, Manatee
County, Florida at 11:00AM on the
April 16, 2025 the following described
property as set forth in said Final Judg-
ment of Foreclosure:

LOT 27, OF OAKLEAF HAM-
MOCK, PHASE I, ACCORDING
TO THE PLAT THEREOF, AS
RECORDED IN PLAT BOOK
46, PAGE(S) 131 THROUGH
136, OF THE PUBLIC RE-
CORDS OF MANATEE COUN-
TY, FLORIDA.
A/K/A 6918 40TH CT E EL-
LENTON FL 34222

Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
Lis Pendens must file a claim before the
Clerk reports the surplus as unclaimed.

If you are a person with a disability
who needs any accommodations in 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, Bradenton,
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 10 day of March, 2025.
ALBERTELLI LAW
P. O. Box 23028
Tampa, FL 33623
Tel: (813) 221-4743
Fax: (813) 221-9171
eService: servealaw@albertellilaw.com
By: /s/ Justin Ritchie
Florida Bar #106621
Justin Ritchie, Esq.
IN/22-006743
March 14, 21, 2025 25-00407M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 03/28/2025, at 10:30 a.m., the following property will
be sold at public auction pursuant to F.S. 715.109: A 1963 NASH mobile home bear-
ing identification number RTMCK12826 and all personal items located inside the
mobile home. Last Tenant: Marcia Marie Miller, Estate of Marcia Marie Miller a/k/a
Marcia Arnold Miller, All Unknown Parties, Beneficiaries, Heirs, Successors, and
Assigns of Marcia Marie Miller a/k/a Marcia Arnold Miller, Stephen Scott Miller as
Possible Heir, and Christine Michel Miller as Possible Heir. Sale to be held at: Coach
House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.

March 14, 21, 2025

25-00421M

creditor as specified under s. 732.2211.
Section 13.

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

LORA S. ILHARDT
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Joseph L. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 0847283
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com
March 14, 21, 2025 25-00374M

SECOND INSERTION

NOTICE OF SALE UNDER FLA.
STAT. CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT IN
AND FOR MANATEE COUNTY,
FLORIDA

CASE NO: 2023-CA-004756
WILMINGTON SAVINGS FUND
SOCIETY, FSB, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS TRUSTEE OF ANGEL
OAK MORTGAGE TRUST 2022-5,
MORTGAGE-BACKED
CERTIFICATES, SERIES 2022-5,
Plaintiff v.

AMANDA NICOLE JENNINGS
A/K/A AMANDA JENNINGS; ET
AL.,
Defendant(s).
NOTICE IS GIVEN that, in accordance
with the Uniform Consent Final Judg-
ment of Mortgage Foreclosure dated
March 6, 2024 and the Order on Plain-
tiff's Motion to Reschedule Foreclosure
Sale dated January 29, 2025, in the
above-styled cause, the Clerk of Cir-
cuit Court Angelina "Angel" Colonnese,
shall sell the subject property at public
sale on the 2nd day of April, 2025, at
11:00 am to the highest and best bidder
for cash, at www.manatee.realforeclose.
com on the following described prop-
erty:

LOT 318, VILLAGES OF
THOUSAND OAKS VILLAGE
III, ACCORDING TO THE
MAP OR PLAT THEREOF, AS
RECORDED IN PLAT BOOK

23, PAGE(S) 132 THROUGH
135, INCLUSIVE, OF THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.

Property Address: 8033 55th
Street East, Palmetto, FL 34221.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim within 60
days after the sale.

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, Bradenton,
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: March 1, 2025.
BITMAN, O'BRIEN & MORAT, PLLC
/s/ Samantha Darrigo, Esquire
Samantha Darrigo, Esquire
Florida Bar No.: 0092331
sdarrigo@bitman-law.com
kimy@bitman-law.com
615 Crescent Executive Ct., Suite 212
Lake Mary, Florida 32746
Telephone: (407) 815-3110
Facsimile: (407) 815-3114
Attorneys for Plaintiff
March 14, 21, 2025 25-00389M

SECOND INSERTION

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

CASE NO.: 2025CA000123
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, vs.

UNKNOWN HEIRS,
BENEFICIARIES, DEVISEES,
ASSIGNEES, LIENORS,
CREDITORS, TRUSTEES, AND
ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
JOSEPH F. RYDER A/K/A JOSEPH
FRANCIS RYDER, et al.,
Defendants.

TO: UNKNOWN HEIRS, BENEFI-
CIARIES, DEVISEES, ASSIGNEES,
LIENORS, CREDITORS, TRUSTEES,
AND ALL OTHERS WHO MAY CLAIM
AN INTEREST IN THE ESTATE OF
JOSEPH F. RYDER A/K/A JOSEPH
FRANCIS RYDER

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

LOTS 12 AND 13, PALM VIEW
HEIGHTS, AS PER THE PLAT
THEREOF, RECORDED IN
PLAT BOOK 11, PAGE 87, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORI-
DA.

has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it, on De Cubas
& Lewis, P.A., Attorney for Plain-
tiff, whose address is PO BOX 5026,
CORAL SPRINGS, FL 33310 on or
before at least thirty (30) days after
the first publication of this Notice in
the (Please publish in BUSINESS OB-

SERVER) 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.

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Leg-
al 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 10TH day of MARCH,
2025.

ANGELINA M. COLONNESO
As Clerk of the Court
(Seal) By As Deputy Clerk
De Cubas & Lewis, P.A.
Attorney for Plaintiff
PO BOX 5026,
CORAL SPRINGS, FL 33310
24-02548
March 14, 21, 2025 25-00399M

SECOND INSERTION

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

CASE NO.:
412024CA000082CAAXMA
TRUIST BANK, formerly known as
BRANCH BANKING AND TRUST
COMPANY,
Plaintiff, vs.

TIMOTHY MILLER, UNKNOWN
SPOUSE OF TIMOTHY MILLER,
UNKNOWN TENANT #1,
UNKNOWN TENANT #2, and
all unknown parties claiming an
interest by, through, under or
against any Defendant, or claiming
any right, title, and interest in the
subject property,
Defendants.

NOTICE is hereby given pursuant to
the Uniform Final Judgment of Fore-
closure, entered December 5, 2025,
and the Order Cancelling and Re-
scheduling Foreclosure Sale, entered
March 3, 2025, and entered in Case
Number: 412024CA000082CAAXMA
of the County Court in and for Man-
atee County, Florida, wherein TRUIST
BANK, formerly known as BRANCH
BANKING AND TRUST COMPANY, is
the Plaintiff, and TIMOTHY MILLER,
UNKNOWN SPOUSE OF TIMOTHY
MILLER NKA ELIZABETH MILL-
ER, are the Defendants, the Manatee
County Clerk of the Court, Angelina
Colonnese, will sell to the highest and
best bidder for cash, by electronic sale
on-line at www.manatee.realforeclose.
com, beginning at 11:00 o'clock A.M. on
the 4th day of June, 2025 the following
described property as set forth in said
Uniform Final Judgment of Foreclo-
sure, to-wit:

Property Address: 7249 9th Ave
NW, Bradenton, FL 34209
Property Description:
Lot 3, Knox Subdivision, ac-
cording to the plat thereof as
recorded in Plat Book 19, Page

122, Public Records of Manatee
County, Florida.

Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of
the date of the lis pendens must file a
claim before the clerk reports the surplus
as unclaimed.

If you are a person with a disability
who needs any accommodations in 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, Bradenton,
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.

/s/ Arthur Barksdale
John L. Di Masi
Florida Bar No.: 0915602
Patrick J. Burton
Florida Bar No.: 0098460
Brian S. Hess
Florida Bar No.: 0725072
Helena G. Malchow
Florida Bar No.: 0968323
Arthur Barksdale
Florida Bar No.: 0040628
Eryn M. McConnell
Florida Bar No.: 0018858
James E. Olsen
Florida Bar No.: 0607703
Rebecca Blechman
Florida Bar No.: 0121474
Toby Snively
Florida Bar No.: 0125998
DI MASI | BURTON, P.A.
801 N. Orange Avenue, Suite 500
Orlando, Florida 32801
Ph (407) 839-3383
Fx (407) 839-3384
Primary E-Mail:
jdlaw@orlando-law.com
March 14, 21, 2025 25-00384M

-- ESTATE --

SECOND INSERTION

NOTICE TO CREDITORS
(Intestate)

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

PROBATE DIVISION
CASE NO:
412023CP004112CPAXMA
IN RE: THE ESTATE OF:
Dawn L. Walter
Deceased.

The administration of the Estate of Dawn L. Walter, deceased as file Number: 2023CP004112 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is: Manatee County Courthouse, P.O. Box 1000, Bradenton, Florida 34206. The names and addresses of the personal representative's attorney are set forth below. The above-referenced estate is intestate.

All interested persons are required to file with this court, WITHIN THREE MONTHS OF THE DATE OF SERVICE OF THIS NOTICE: (1) all claims against the estate, (2) any objection by an interested person on whom this notice was served that challenges the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of the court and (3) any petition for determination of exempt property by those persons entitled to exempt property.

ALL CLAIMS AND OBJECTIONS NOT SO FILED WILL BE DEEMED WAIVED AND FOREVER BARRED.

Personal Representative:

Gregory Rhoades

7712 - 12th Avenue NW
Bradenton, FL 34209

Attorney for Personal Representative:

David Paul Montgomery, Esquire

Florida Bar Number: 02306342103

Manatee Avenue West

Bradenton, Florida 34205

Voice: (941) 400-9041

E-Mail: MontgomeryLaw@aol.com

March 14, 21, 2025 25-00390M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
File No. 2025 CP 000405AX
IN RE: ESTATE OF
INES HURTADO,
Deceased.

The administration of the estate of INES HURTADO, deceased, whose date of death was January 16, 2025, 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 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 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 March 14, 2025.

Personal Representative:

I. MONTSERRAT ZUCKERMAN

4 Gay St.

Arlington, MA 02474

Attorney for Personal Representative:

ROSE-ANNE B. FRANO

Florida Bar No. 0592218

Williams Parker Harrison Dietz &

Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of Email Addresses for

service:

Primary: rfrano@williamsparker.com

Secondary:

emitchell@williamsparker.com

March 14, 21, 2025 25-00402M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
CASE NO: 2020 CP 3123
IN RE: ESTATE OF
LINDA ANNE WILSON,
Deceased.

The administration of the estate of LINDA ANNE WILSON, deceased, whose date of death was May 6, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 March 14, 2025.

Personal Representative:

Karen Pfluoger

7252 Presidio Glen

Lakewood Ranch, Florida 34202

Attorney for Personal Representative:

Brenden S. Moriarty, Esq.

Long, Ragsdale & Waters, P.C.

1111 N. Northshore Drive, Suite S-700

Knoxville, Tennessee 37919

(865) 584-4040

Florida Bar No. 0189863

bmoriarty@lrwlaw.com

pleadings@suncoastlegalgroup.com

March 14, 21, 2025 25-00418M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
File No.: 2024 CP 1338
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 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

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 March 14, 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

Florida Bar Number: 65952

Knowles, Bouziane & Shaffer PLLC

2812 Manatee Ave. W.

Bradenton, Florida 34205

Telephone: (941) 404-4940

E-Mail: will@bandslaw.com

March 14, 21, 2025 25-00397M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
File No. 2025CP574
IN RE: ESTATE OF
TAYLOR N. IKIN
Deceased

The administration of the Estate of TAYLOR N. IKIN, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: March 14, 2025.

Personal Representative:

JOHN SPRINGER GRAY, III

6131 Cedar Pine Dr

Orlando, FL 32819

Attorney for Personal Representative:

JAMES WM. KNOWLES, ESQ.

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-404-4940

March 14, 21, 2025 25-00412M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
File No. 2025CP000503
IN RE: ESTATE OF
Donna A. Lightner
Deceased.

The administration of the estate of Donna A. Lightner, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 March 14, 2025.

Personal Representative:

Marilou Kohl

4135 Heron Way, Apt. E203

Bradenton, Florida 34205

Attorney for Personal Representative:

Nancy McClain Alfonso, Esquire

Florida Bar Number: 845892

ALFONSO HERSCH

Post Office Box 4

Dade City, Florida 33526-0004

Telephone: (352) 567-5636

E-Mail: erves@alfonsohersch.com

Secondary: jerrold@alfonsohersch.com

March 14, 21, 2025 25-00401M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA

PROBATE DIVISION
File No. 2025CP531
IN RE: ESTATE OF
DOLORES J. MARTENS
Deceased

The administration of the Estate of DOLORES J. MARTENS, deceased, File No. 2025-CP- 531 is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including 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 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: March 14, 2025.

Personal Representative:

KIM M. MARTENS

P O Box 289

Red Lodge, MT 59068

Attorney for Personal Representative:

JAMES WM. KNOWLES

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

March 14, 21, 2025 25-00413M

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-159
IN RE: ESTATE OF
BRADEN ALEXANDER BENNETT,
Deceased.

The administration of the estate of BRADEN ALEXANDER BENNETT, deceased, whose date of death was October 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Signed on this 5 day of March, 2025.

Personal Representative:

RACHEL DANIELLE LENTZ

4706 Reisswood Loop

Palmetto, FL 34221

JOHN J. WASKOM, ESQ.

Attorney for Personal Representative

Florida Bar No. 0962181

ICARD, MERRILL, CULLIS, TIMM,

FUREN & GINSBURG, P.A.

8470 Enterprise Circle, Suite 201

Lakewood Ranch, FL 34202

941-907-0006 Telephone

jwaskom@icardmerrill.com - primary

gbugayey@icardmerrill.com - secondary

4929-0641-7693, v. 1

March 14, 21, 2025 25-00385M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)

IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025CP190
Judge Diana Moreland
IN RE: ESTATE OF
STEVEN L. SHIELDS
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 Steven L. Shields, deceased, Case No. 2025 CP 190 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 23, 2024; that the total value of the estate is approximately \$67,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Clifford R. Shields

Debra Reed

Linda Porter

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is March 14, 2025.

Personal Giving Notice:

CLIFFORD R. SHIELDS

6523 28th Avenue East

Bradenton, Florida 34208

Attorney for Person Giving Notice:

JENNIFER L. HAMEY (0123046)

Jennifer L. Hamey, PA

3815 US Highway 301 N

Ellenton, FL 34222

(941) 932-6217

jenniferhamey@gmail.com

March 14, 21, 2025 25-00406M

SECOND INSERTION

NOTICE TO CREDITORS AND
TO ALL PERSONS HAVING
CLAIMS OR DEMANDS AGAINST
THE ABOVE ESTATE
IN THE CIRCUIT COURT
IN AND FOR MANATEE, COUNTY
FLORIDA

PROBATE DIVISION
File Number: 2023CP002295AX
IN RE: THE ESTATE OF
SARAH WALKER, a/k/a
MARSHA R. HAINES
Deceased.

The administration of the Estate of SARAH WALKER, a/k/a MARSHA R. HAINES, deceased, File Number 2023CP002295AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

ALL 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 OR 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. 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 March 14, 2025.

Personal Representative:

ROBERT SLOTKIN

9961 N.W. 11th Street

-- ACTION / ESTATE --

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 0487
Division Probate
IN RE: ESTATE OF
Barbara Elizabeth Logan
Deceased.

The administration of the estate of BARBARA ELIZABETH LOGAN, deceased, whose date of death was December 20, 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 de-

mands 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 March 14, 2025.

Personal Representative:

BRIANNA E. WEEKS

4 Dorval Drive

Gorham, ME 04038

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

March 14, 21, 2025

25-00417M

FOURTH 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 IMPE-

RIAL LAKEWOODS PHASE

III-A, ACCORDING TO THE

PLAT THEREOF, AS RECOR-

DED IN PLAT BOOK 43, PAGE

21, OF THE PUBLIC RECORDS

OF MANATEE COUNTY,

FLORIDA.

PROPERTY ADDRESS: 8922

FOUNDERS CIRCLE, PAL-

METTO, 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 | Ber-

ger 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 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.

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 Clerk

Ghidotti | Berger LLP

Attorney for Plaintiff

10800 Biscayne Blvd., Suite 201

Miami, FL 33161

Feb. 28; Mar. 7, 14, 21, 2025

25-00295M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
FOURTH JUDICIAL CIRCUIT
IN AND FOR NASSAU COUNTY,
FLORIDA

CASE NO.: 25CA00013AXXX

VANESSA L. CLUTE,

Plaintiff, v.

TIM EVERETT, ESTATE OF TIM

EVERETT and HEIRS OF TIM

EVERETT,

Defendants.

TO: TIM EVERETT

ADDRESS UNKNOWN

ESTATE OF TIM EVERETT

ADDRESS UNKNOWN

HEIRS OF TIM EVERETT

ADDRESS UNKNOWN

YOU ARE NOTIFIED that an action

to quiet title on the following property

in Nassau County, Florida:

THE FOLLOWING DESCRIBED

LAND, SITUATE, LYING, AND BEING

IN NASSAU COUNTY, FLORIDA,

TO WIT:

EXHIBIT A

The Land referred to herein be-

low is situated in the County of

NASSAU, State of Florida, and is

described as follows:

A PARCEL OF LAND IN THE

NORTHEAST ONE QUARTER (NE

1/4 OF THE NORTHWEST ONE

QUARTER (NW 1/4) OF SECTION

FIVE (5) TOWNSHIP TWO (2)

SOUTH, RANGE TWENTY-THREE

(23) EAST, NASSAU COUNTY, FLORIDA.

COMMENCE AT THE NORTH-

EAST CORNER OF THE NORTH-

WEST ONE QUARTER (NW 1/4) OF

NORTHWEST ONE QUARTER (NW

1/4) OF SECTION FIVE (5), TOWN-

SHIP TWO (2) SOUTH, RANGE

TWENTY-THREE (23) EAST; RUN

THENCE SOUTH 0° FORTY-THREE

(43) MINUTES, FOURTEEN (14)

SECONDS EAST SIX-HUNDRED

FIFTY-SEVEN AND SIXTEEN HUN-

DREDTHS (657.16) FEET TO THE

POINT OF BEGINNING; CONTINUE

SOUTH 0° FORTY-THREE (43) MIN-

UTES, FOURTEEN (14) SECONDS

EAST THREE HUNDRED TWENTY-

SEVEN AND TWENTY-NINE HUN-

DREDTHS (327.29) FEET; RUN

THENCE NORTH EIGHTY-EIGHT

(88) DEGREES, TWENTY-ONE (21)

MINUTES, THIRTY THREE (33)

SECONDS EAST TWO HUNDRED

NINETY-TWO AND FIFTY-SIX

HUNDREDTHS (292.56) FEET; RUN

THENCE NORTH ONE (1) DEGREE

FOUR (04) MINUTES, FIFTY-SEVEN

(57) SECONDS WEST, THREE HUN-

DRED TWENTY-SEVEN AND TWEN-

TY-SEVEN HUNDREDTHS (327.27)

FEET; RUN THENCE SOUTH

EIGHTY-EIGHT (88) DEGREES,

TWENTY-ONE (21) MINUTES,

THIRTY-THREE (33) SECONDS

WEST, TWO HUNDRED NINETY

AND FORTY-NINE HUNDREDTHS

(290.49) FEET TO THE POINT OF

BEGINNING,

ALSO KNOWN AS LOT THIRTY-

SEVEN (37), KAST ESTATES, UNIT

ONE (1), (AN UNRECORDED SUB-

DIVISION), IN NASSAU COUNTY,

FLORIDA.

LESS AND EXCEPT THE SOUTH

HALF OF ABOVE-DESCRIBED CAP-

TION

TOGETHER WITH A NON-EXCLU-

SIVE EASEMENT FOR INGRESS

AND EGRESS AS FOLLOWS:

EASEMENT FOR STAFFORD ROAD

AND MAGNOLIA DRIVE: COM-

MENCE AT THE NORTHEAST

CORNER OF THE NORTHWEST

ONE QUARTER (NW 1/4) OF THE

NORTHWEST ONE QUARTER (NW

1/4) OF SECTION FIVE (5), TOWN-

SHIP TWO (2) SOUTH, RANGE

TWENTY-THREE (23) EAST, NAS-

SAU COUNTY, FLORIDA, AND

RUN THENCE SOUTH 0° FORTY-

THREE (43) MINUTES, FOUR-

TEEN (14) SECONDS EAST FOR A

DISTANCE OF THREE HUNDRED

TWENTY-NINE AND EIGHTY-SIX

HUNDREDTHS (329.86) FEET TO

A POINT; FROM SAID POINT RUN

NORTH EIGHTY-EIGHT (88) DE-

GREES, TWENTY-ONE (21) MIN-

UTES, THIRTY-THREE (33) SEC-

ONDS EAST A DISTANCE OF TWO

HUNDRED EIGHTY-EIGHT AND

FORTH-THREE HUNDREDTHS

(288.43) FEET, MORE OR LESS TO

THE WESTERLY LINE OF STAF-

FORD ROAD (A SIXTY (60) FOOT

PRIVATE ROAD) AND P.O.B. OF

EASEMENT HEREIN DESCRIBED;

RUN THENCE SOUTH ONE (1) DE-

GREE, FOUR (04) MINUTES, FIFTY-

SEVEN (57) SECONDS EAST A DIS-

TANCE OF ONE THOUSAND SIX

HUNDRED TWENTY-FOUR AND

THIRTY-FOUR HUNDREDTHS

(1624.34) FEET, MORE OR LESS,

ALONG THE WESTERLY RIGHT-

OF-WAY OF STAFFORD ROAD TO

ITS INTERSECTION WITH THE

NORTH LINE OF HORSESHOE

ROAD (A SIXTY (60) FOOT COUNTY

ROAD); RUN THENCE NORTH SIX-

TY-ONE (61) DEGREES, FORTY-SIX

(46) MINUTES, THIRTY THREE (33)

SECONDS EAST FOR A DISTANCE

OF SIXTY (60) FEET, MORE OR

LESS, TO THE EASTERLY RIGHT-

OF-WAY LINE OF AFORESAID

STAFFORD ROAD; RUN THENCE

NORTH ONE (1) DEGREE, FOUR

(04) MINUTES, FIFTY-SEVEN (57)

SECONDS WEST ALONG THE SAID

EASTERLY RIGHT-OF-WAY LINE

OF STAFFORD ROAD FOR A DIS-

TANCE OF ONE THOUSAND FIVE

HUNDRED THIRTY-FOUR AND

TWENTY THREE HUNDREDTHS

(1534.23) FEET, MORE OR LESS, TO

A POINT, SAID POINT BEING IN

THE SOUTHERLY LINE OF MAG-

NOLIA DRIVE (A PRIVATE SIXTY

(60) FOOT ROAD); RUN THENCE

NORTH EIGHTY-EIGHT (88) DE-

GREES, TWENTY-ONE (21) MIN-

UTES, THIRTY-THREE (33) SEC-

ON