

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Fictitious Name Notice for Tori Elizabeth Nutrition
Notice is hereby given that Tori Campbell, desiring to engage in business under the fictitious name of Tori Elizabeth Nutrition located at 925 18th St. W., Bradenton, FL 34205 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 28, 2025 25-00471M

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 AIR PROS located at 7016 FEATHER RIVER PL in the City of PARRISH, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 19th day of March, 2025.
STEVEN ORTA CONSTRUCTION SERVICES INC.
March 28, 2025 25-00472M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5225 Caruso Road, Bradenton, FL 34203
Phone Number 941-216-0233
Time of Sale April 17, 2025 @ 11am
Loni Britto
Sale Items
The auction will be listed and advertised on www.storage-treasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Mar. 28; Apr. 4, 2025 25-00477M

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 87.60 acres known as Long Bar Pointe East Multi-Family (AKA Aqua). The project is located in Manatee County, Section(s) 17, 18, 19, 20, Township 35 South, Range 17 East. The permit applicant is Cargor Partners VII - Long Bar Pointe, LLLP whose address is 1651 Whitfield Avenue, Sarasota FL 34243. The Permit No. is 43040157.053.
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 28, 2025 25-00489M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY
Manatee County, a political subdivision of the State of Florida, does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that Resolution R-25-022, vacating, closing, and abandoning a street, alleyway, road, highway, or other place used for travel was adopted by the Board of County Commissioners of Manatee County, Florida.
March 28, 2025 25-00497M

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 All Florida Drone Inspections and Photography located at 1010 Apt A in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 20th day of March, 2025.
Richard Cyr
March 28, 2025 25-00478M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 04/17/2025 9:30am
Denise Robins- bins, bags
Janielle Johnson- Clothes tv
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Mar. 28; Apr. 4, 2025 25-00473M

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 Commercial activities on 56.09 acres known as Medallion - SR62 RV Resort. The project is located in Manatee County, Section(s) 22, 23, 27, Township 33 South, Range 19 East. The permit applicant is River Woods LLC whose address is 1651 Whitfield Avenue, Sarasota FL 34243. The Permit No. is 43031202.014.
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 28, 2025 25-00488M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY
Shannon R. Craycraft and Kevin M. Craycraft do hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-017 was adopted by the Board.
March 28, 2025 25-00494M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY
Dwayne B. Brinson does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-033 was adopted by the Board.
March 28, 2025 25-00493M

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 Forbidden Narratives Podcast, LLC located at 5153 78th St Cir E in the City of BRADENTON, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 22nd day of March, 2025.
Julien Roussel
March 28, 2025 25-00479M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on April 17th, 2025 at 9: 30 AM
Gabriel Dixon - Christmas Decor
Stacy Ruminer - Household
Darryl Williams - Household
Maria Mercado - Totes
The auction will be listed and advertised on www.storage-treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Mar. 28; Apr. 4, 2025 25-00475M

FIRST INSERTION

NOTICE OF BUSINESS CLOSURE
We are formally announcing the closing of all operations for Trendstar Corporation as of July 31, 2025
This decision comes after careful consideration of the market conditions, and various factors impacting the business operations.
Over the years, we have valued the relationships we've built with our clients, suppliers and partners, and wish to express our gratitude for your support & collaboration.
Any and all credit claims, payments & any open balances need to be satisfied within 90 days of this notice & no later than July 1st 2025.
We want to thank you for your continued support and patronage. Please email any questions or comments to admin@trendstarinc.com
Sincerely,
Trendstar Corporation
Mar. 28; Apr. 4, 11, 18, 2025 25-00486M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Certificate Number: 2022-2367
Tax Deed #:2025TD000004
NOTICE IS HEREBY GIVEN that C. DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:
Certificate Number: 2022-2367
Year of Issuance 2022
Description of Property LOT 22 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#21090.0000/6 Parcel ID Number 2109000006
Property Address: 1214 72ND STREET CT E PALMETTO, FL 34221
Names in which assessed: COSTER SULLIVAN, EDNA SULLIVAN
All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 04/28/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
Mar. 28; Apr. 4, 11, 18, 2025 25-00467M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 04/17/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit, Name, Item. Includes items like Furniture, totes, computers, baby items, tools, piano, bike.

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions. (941)263-7814
Mar. 28; Apr. 4, 2025 25-00476M

FIRST INSERTION

NOTICE OF AUDIT COMMITTEE MEETING AND NOTICE OF REGULAR MEETING OF THE BOARD OF SUPERVISORS OF HARBOURAGE AT BRADEN RIVER COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Harbourage at Braden River Community Development District will hold an Audit Committee Meeting and its regular meeting of the Board of Supervisors on Wednesday, April 9, 2025 at 12:40 p.m. at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL. The Audit Committee will review, discuss, and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, 2028 and 2029. Immediately following the Audit Committee meeting, the Board of Supervisors of the District will hold its regular meeting to consider any business that properly comes before it.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager, c/o Rizzetta and Company, Inc. at 2700 S. Falkenburg Rd., Suite 2745, Riverview FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Stephanie DeLuna
District Manager
March 28, 2025 25-00469M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on April 11, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578, via telephone at (813) 533-2950, or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

Stephanie DeLuna, District Manager
DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT
March 28, 2025 25-00495M

FIRST INSERTION

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2025 MEETINGS

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

- April 7, 2025
May 5, 2025
June 2, 2025
July 7, 2025
August 4, 2025

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings with respect to any matter considered at the meetings 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 28, 2025 25-00482M

--- ESTATE / PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 04/11/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 ROYA mobile home bearing vehicle identification number 1139 and all personal items located inside the mobile home. Last Tenant: Richard Bruce Reese. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.
Mar. 28; Apr. 4, 2025 25-00498M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 4/17/2025 at 9:30AM
Ashley Anderson - Queen head board foot board, paint sprayer, ladder, tools
The auctions will be listed and advertised on www.storageexpress.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.
Mar. 28; Apr. 4, 2025 25-00480M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025-CP-000561 AX
Probate Division
IN RE: ESTATE OF
Joanne Emerson Miller,
Deceased.

The administration of the estate of Joanne Emerson Miller, deceased, whose date of death was December 28, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

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

Personal Representative:
Brenda Lynn Miller
6718 17th Avenue West
Bradenton, FL 34209

Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelaw.com
Email Address:
cgodfrey@manateelaw.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
Mar. 28; Apr. 4, 2025 25-00499M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP616
Division PROBATE
IN RE: ESTATE OF
JUNE MASON,
Deceased.

The administration of the estate of June Mason, deceased, whose date of death was February 19th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

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

Steven Matzke
P.O. Address:
12808 Nightshade Place,
Bradenton, FL 34202

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
Mar. 28; Apr. 4, 2025 25-00487M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 000512 AX
Division Probate
IN RE: ESTATE OF
VIRGINIA O. VARIOT
Deceased.

The administration of the estate of VIRGINIA O. VARIOT, deceased, whose date of death was October 07, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and 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 28, 2025.

Personal Representative:
James M. Variot,
Personal Representative
1102 20th St. W.
Bradenton, FL 34205

Attorney for Personal Representative:
Whitney C. Glaser, Esq.
Attorney
Florida Bar Number: 0059072
3027 Manatee Avenue West, Suite B
Bradenton, FL 34205
Telephone: (941) 241-8266
Fax: (941) 241-8304
E-Mail:
whitney@whitneyglaserlaw.com
Secondary E-Mail:
paralegal@whitneyglaserlaw.com
Mar. 28; Apr. 4, 2025 25-00490M

FIRST INSERTION

NOTICE TO CREDITORS
SUMMARY ADMINISTRATION
IN THE CIRCUIT COURT
OF THE TWELFTH
JUDICIAL CIRCUIT
IN AND FOR MANATEE
COUNTY, FLORIDA
PROBATE DIVISION
File # 2024-CP-002274
IN RE: ESTATE OF
RUTH ANN LUPINSKI
A/K/A RUTHANN LUPINSKI
Deceased

Administration of the estate of Ruth Ann Lupinski AKA Ruthann Lupinski deceased, file number 2024-CP-002274 has been filed in the Circuit Court for Bradenton County, Florida, located at 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatue, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY

(30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Personal Representative:
Robert W. Strasser

6101 34th Street West Apt. No. 5-E
Bradenton, FL 34210
Attorney for personal representative:
Peter J. Pike, Esq.
Pike Law Firm, P.A.
4901 26th Street West, Suite B
Bradenton, FL 34207
941-312-2580
Fl Bar No 38833
Mar. 28; Apr. 4, 2025 25-00491M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
MANATEE COUNTY,
FLORIDA
File No. 2025 CP 00620
Division: Probate
IN RE: ESTATE OF
PATRICIA CLEARY,
Deceased.

The administration of the estate of PATRICIA CLEARY, deceased, whose date of death was January 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Elizabeth Cleary
10 Echo Lake Rd.
South Fallsburg NY 12997

Attorney for Personal Representative:
Lori M. Dorman, Esq.
DORMAN LAW, P.A.
Florida Bar No. 075401
Email address:
lori@dormanlawpa.com
Email address:
dormanlawpa@gmail.com
410 43rd Street W, Suite N
Bradenton FL 34209
Tel: (941) 375-3565
Mar. 28; Apr. 4, 2025 25-00492M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 000625
Division Probate
IN RE: ESTATE OF
RUSH THOMPSON HAINES II
Deceased.

The administration of the estate of RUSH THOMPSON HAINES II, deceased, whose date of death was November 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
SUSAN C. HAINES
650 Key Royale Drive
Holmes Beach, Florida 34217

Attorney for Personal Representative:
ANTHONY G. MOWRY
Attorney
Florida Bar Number: 107374
227 Pensacola Rd.
Venice, FL 34285
Telephone: (941) 480-0333
Fax: (941) 486-4106
E-Mail: tony@mowrylawoffice.com
Secondary E-Mail:
jen@mowrylawoffice.com
Mar. 28; Apr. 4, 2025 25-00484M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
FILE NUMBER: 2025 CP 0378
IN RE: ESTATE OF
GERALDINE L. STEINER
Deceased.

The administration of the estate of GERALDINE L. STEINER, deceased, whose date of death was December 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2025-CP-0378, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE 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 FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

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

JULIE MEDDLES
Personal Representative
12255 Watkins Road
Marysville, Ohio 43040

W. DANIEL KEARNEY
314 Linden Drive
Ellenton, Florida 34222
Telephone: (941) 725-2057
Florida Bar No.: 109757
Attorney for the
Personal Representative
ufwdk@aol.com
Mar. 28; Apr. 4, 2025 25-00470M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000646AX
IN RE: ESTATE OF
SUSAN RENEE BERTELSON
Deceased.

The administration of the estate of Susan Renee Bertelson, deceased, whose date of death was November 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Sonya Bertelson f/k/a
Sonya R. Popovich
3021 95th Drive E.
Parrish, Florida 34219

Attorney for Personal Representative:
s/ Pilar V. Vazquez
s/ Rodolfo Suarez Jr. Esq.,
Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez, Esq.
FBN 115839
Mar. 28; Apr. 4, 2025 25-00483M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025 CP 000177
IN RE: ESTATE OF
JANE T. HOLDEN,
Deceased.

The administration of the estate of JANE T. HOLDEN, deceased, whose date of death was October 30, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

WILLIAM HOLDEN
103 Weymouth Dr.
Dresden, ME 04342
Petitioner

s/ Jack Hawkins
JACK HAWKINS, ESQUIRE
Attorney for Petitioner
Florida Bar No. 277691
GRIMES HAWKINS
GLADFELTER & GALVANO, P.L.
1023 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 748-0151
Facsimile: (941) 748-0158
E-mail: jhawkins@grimesgalvano.com
jprall@grimesgalvano.com
jheservice@grimesgalvano.com
Attorney for Petitioner
Mar. 28; Apr. 4, 2025 25-00481M



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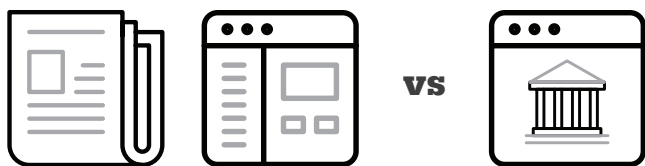
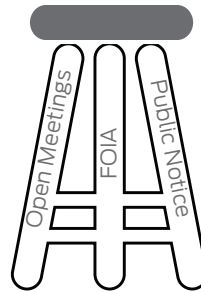
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Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence

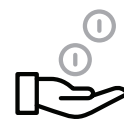


Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in all 50 states



Types Of Public Notices

Citizen Participation Notices



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Land and Water Use



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Agency Proposals



School District Reports



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Zoning, Annexation and Land Use Changes

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Unclaimed Property, Banks or Governments



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--- ACTIONS ---

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. 2024CA000642AX
 Wells Fargo Bank, N.A.
 Plaintiff, vs.
 Michelle R. Garcia; Hasani Capital LLC; Guadalupe Garcia
 Defendants.
 TO: Hasani Capital LLC
 Last Known Address: 100 Ashley Drive S, Suite 2125, Tampa, FL 33602
 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the

following property in Manatee County, Florida:
 LOT 41, BECK ESTATES, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the complaint or petition.
 In and for Manatee County:
 If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County

Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
 DATED on 3/14/2025.
 Angelina Colonnese
 As Clerk of the Court
 By K. Gaffney (SEAL)
 As Deputy Clerk
 Julie York, Esquire
 Brock & Scott, PLLC.
 the Plaintiff's attorney
 4919 Memorial Hwy, Suite 135,
 Tampa, FL 33634
 File # 24-F00434
 Mar. 28; Apr. 4, 2025 25-00496M

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-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



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--- ESTATE ---

SECOND 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. 732.2211, 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:

Gary Fridenbergs
532 Pointe Vista Dr
Rockwood, Tennessee 37854
Attorney for Personal Representative:
Thomas W. Harrison
Florida Bar Number: 334375
DYE HARRISON KNOWLES KIRK-
LAND 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

SECOND 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.

The date of the 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

SECOND 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

SECOND 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
julian@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

SECOND 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

Kraig 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

SECOND 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

FOURTH 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@rlwlaw.com
March 7, 14, 21, 28, 2025 25-00365M

SECOND 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 732.2211.

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

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@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
March 21, 28, 2025 25-00442M

SECOND 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 **MACKEY LAW GROUP P.A.**
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746 6225
Fax: (941) 748 6584
Attorney for Personal Representative:
Matthew B. Pryor, Esq.
Florida Bar Number: 1060103
MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
March 21, 28, 2025 25-00428M

SECOND 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. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is 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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-368
IN RE: THE ESTATE OF
ERIC J. HARALDSEN,

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 SO FILED 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
dmozark@ozarklawfirm.com
March 21, 28, 2025 25-00426M

SECOND 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. 732.2211, 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:

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 Ehling 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

--- ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-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 address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: 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

SECOND 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, Plaintiff, 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 action on Tinley M. Rudd, Esquire, Petitioner'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, Bradenton, FL 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED this 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO. 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, UNKNOWN SPOUSE OF CYNTHIA R. LANGSTON,
whose residence is unknown and all parties 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 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 counsel for Plaintiff, whose address is 6409 Congress 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 demanded 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, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and 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
March 21, 28, 2025 25-00444M

SECOND 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, FLORIDA.
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 published as provided herein.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, 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.
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

SECOND 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 unknown

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 following children for adoption: R.C.H. born on 10/16/2015 and R.A.H. born on 08/20/2018. You are hereby commanded 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 APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR 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, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS, my hand 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

SECOND 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, 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 (RESIDENCE UNKNOWN)
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:
LOTS 8 AND 9, BLOCK 3, LINCOLN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC 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 written defenses, if any, upon Kelley Kronenberg, 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 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.
This notice is provided pursuant to Administrative Order No. 2.065.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and 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

SECOND 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 DESCRIBED:
YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: a 2015 SILVER DODGE RAM, VIN# 1C6RR7PT0FS660081, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice 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 demanded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, contact

Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED: 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2024CA001185AX
AmeriSave Mortgage Corporation,
Plaintiff, vs.
Shayla Renee Ellis a/k/a Shayla Ellis, et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001185AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein AmeriSave Mortgage Corporation is the Plaintiff and Shayla Renee Ellis a/k/a Shayla Ellis; Sunnova SLA Management LLC; Heron Creek Neighborhood Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 16th day of July, 2025, the following described property as set forth in said Final Judgment, to wit:
LOT 30, HERON CREEK, PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 36 THROUGH

41, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
TAX ID: 669807509
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any 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.
DATED this 17th 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 # 24-F01262
March 21, 28, 2025 25-00457M

FOURTH INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (No Children or Financial Support)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024-DR-2685
DIVISION: 4
IN RE: The Marriage of: SHUNMEI QI, Petitioner/Wife, and JUSTIN CHU, Respondent/Husband.
TO: Justin Chu
Address Unknown

YOU ARE HEREBY NOTIFIED that a petition for Dissolution of your Marriage has been filed against you and you are required to serve a copy of your written defenses, if any, to it on DAPHNE STEVENS, ESQ., Attorney for Petitioner, whose address is 701 Manatee Avenue West, Suite 104, Bradenton, FL 34205, and file the original with the Manatee County Clerk of Court on or before March 25, 2025, at 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioner's attorney or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided: None.
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated 02/21/2025
Clerk of the Circuit Court
By: (SEAL) Shanice Mays
March 7, 14, 21, 28, 2025
25-00330M

THIRD 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 pay-

ment 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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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 kalifye 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 resewa 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, PLLC
 1239 E. Newport Center Drive, Suite 110
 Deerfield Beach, Florida 33442
 Ph: (954) 571-2031
 PRIMARY EMAIL:
 pleadings@vanlawfl.com
 /s/ Mark Elia
 Esq.
 Florida Bar #: 695734
 PPH19525-24/sap
 March 21, 28, 2025 25-00432M

SECOND 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, GRANTEES, 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, GRANTEES, 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, GRANTEES, 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, GRANTEES, 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 Gulfoeast Legal Services at (941) 746-6151 or www.gulfoeastlegal.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

SECOND 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

SECOND 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, GRANTEES, 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; THENCE 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 3/4 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 Gulfoeast Legal Services at (941) 746-6151 or www.gulfoeastlegal.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

NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
 PROBATE DIVISION
File No. 2024 CP 002840
Division: Probate
IN RE: ESTATE OF BRADFORD KING, Deceased.
 The administration of the estate of Bradford King, deceased, whose date of death was September 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206
 The names and addresses of the personal representative and the personal representative's attorney are set forth below.
 All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.
 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

SECOND 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

SAVE TIME
 E-mail your Legal Notice
Business Observer
 legal@businessobserverfl.com

--- PUBLIC SALES / ACTION ---

SECOND 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 STEWARDSHIP DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 13 OF CHAPTER 2005-338, LAWS OF FLORIDA, AS AMENDED, BY THE LAKEWOOD RANCH STEWARDSHIP 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 Bourmeside 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

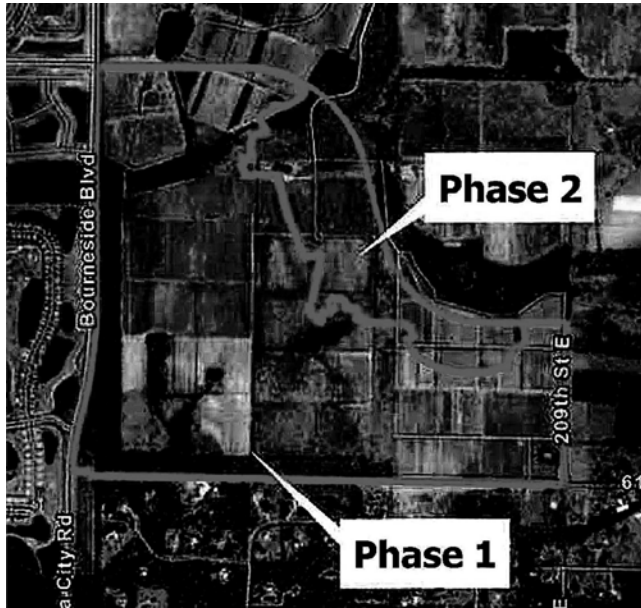
The assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce the assessments. All affected property owners have the right to appear at the public hearing and the right to file written objections with the 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-

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:

- The Assessments shall be levied to defray the cost of the Improvements.
- 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.
- The total estimated cost of the Improvements is **\$44,935,454.25** (the "Estimated Cost").
- The Assessments will defray approximately **\$60,060,000** which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- 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.
- 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.
- 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.
- 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 therefor, 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

THIRD INSERTION

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

CASE NO.: 25CA000013AXXX 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 below 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), TOWNSHIP 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 HUNDREDTHS (657.16) FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 0° FORTY-THREE (43) MINUTES, FOURTEEN (14) SECONDS EAST THREE HUNDRED TWENTY-SEVEN AND TWENTY-NINE HUNDREDTHS (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 HUNDRED TWENTY-SEVEN AND TWENTY-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 CAPTION TOGETHER WITH A NON-EXCLUSIVE EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS: EASEMENT FOR STAFFORD ROAD AND MAGNOLIA DRIVE: COMMENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER (NW 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, AND RUN THENCE SOUTH 0° FORTY-THREE (43) MINUTES, FOURTEEN (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) DEGREES, TWENTY-ONE (21) MINUTES, THIRTY-THREE (33) SECONDS EAST A DISTANCE OF TWO HUNDRED EIGHTY-EIGHT AND FORTH-THREE HUNDREDTHS (288.43) FEET, MORE OR LESS TO THE WESTERLY LINE OF STAFFORD ROAD (A SIXTY (60) FOOT PRIVATE ROAD) AND P.O.B. OF EASEMENT HEREIN DESCRIBED; RUN THENCE SOUTH ONE (1) DEGREE, FOUR (04) MINUTES, FIFTY-SEVEN (57) SECONDS EAST A DISTANCE 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 SIXTY-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 DISTANCE 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 MAGNOLIA DRIVE (A PRIVATE SIXTY (60) FOOT ROAD); RUN THENCE NORTH EIGHTY-EIGHT (88) DEGREES, TWENTY-ONE (21) MINUTES, THIRTY-THREE (33) SECONDS, EAST A DISTANCE OF TWO HUNDRED NINETY-FIVE AND THIRTY HUNDREDTHS (295.30) FEET TO THE EASTERLY BOUNDARY LINE OF SAID MAGNOLIA DRIVE; RUN THENCE NORTH ONE (1) DEGREE, FOUR (04) MINUTES, FIFTY-SEVEN (57) SECONDS WEST A DISTANCE OF SIXTY (60) FEET, MORE OR LESS, TO THE NORTH LINE OF SAID MAGNOLIA DRIVE; RUN THENCE SOUTH EIGHTY-EIGHT (88) DEGREES, TWENTY-ONE (21) MINUTES, THIRTY-THREE (33) SECONDS WEST A DISTANCE OF THREE HUNDRED

FIFTY-FIVE AND THIRTY HUNDREDTHS (355.30) FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TOGETHER WITH THAT CERTAIN 1963 NEWM 51 FOOT MOBILE HOME SERIAL NO. 1304199 FILE CERTIFICATE NO. 10538995

has been filed against you and that you are required to serve a copy of your written defenses, if any to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 76347 Veterans Way, Yulee, Florida 32097 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

Mitch L. Keiter Dated the 24th day of February, 2025.

Clerk of the Circuit Court By: Mitch L. Keiter As Deputy Clerk

Mar. 14, 21, 28; Apr. 4, 2025 25-00419M

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