

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
<p>PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Brian Beck- trunk, baby stroller, table saw mic items, pillow. Ceraina Summers -shelf, filing cabinet, totes, bags, mattresses wall art, household items, mic items, lockbox, and clothes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025 25-00524M</p>	<p>PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 10415 Portal Crossing, Bradenton, FL, 34211 Jannel James- Christmas tree, Totes, basket, Rug, Bag with blanket, Bassinet, Misc household goods. Harrison Murphy- Chainsaw, Gas can, Auto parts, Cooler, Metal Workbench, Wheelbarrow, Heavy duty straps, Load lock, Gardening tools, Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025 25-00523M</p>

FIRST INSERTION	FIRST INSERTION
<p>PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 Jordan Dusek - Electric Guitar, Acoustic Guitar, Adjustable bed, Laptop computers, Round Wicker lounge, Boxes, Mattresses, Cleaning supplies, Totes, Lots of Misc items. Travis Coscia -Beach cruiser bike, Wheelchair, Totes, Ladder, Household furniture, Boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025 25-00522M</p>	<p>PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Geoffrey Broderick- Skateboards, Wall art, Duffle bags, Boxes, Rug, Creates, Misc items. Geoffrey Broderick - Wall art, Tubs, Books, Boxes, Pictures, Mirror locker box, Stackable containers, Misc items. Taylor Walker- Fake plants, Boxes, Laundry basket, Clothes, Wall art Plant stand, Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025 25-00521M</p>

FIRST INSERTION
<p>STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES</p> <p>The Stonegate Preserve Community Development District hereby requests proposals for annual financial auditing services. The proposal must provide for the auditing of the District's financial records for the fiscal year ending September 30, 2025, with an option for two (2) additional optional annual renewals. The District is a local unit of special-purpose government created under Chapter 190, <i>Florida Statutes</i>, for the purpose of financing, constructing, and maintaining public infrastructure. The District is located in Manatee County, Florida. The final contract will require that, among other things, the audit for the fiscal year ending September 30, 2025, be completed no later than June 30, 2026.</p> <p>The auditing entity submitting a proposal must be duly licensed under Chapter 473, <i>Florida Statutes</i>, and be qualified to conduct audits in accordance with "Government Auditing Standards," as adopted by the Florida Board of Accountancy. Audits shall be conducted in accordance with Florida Law and particularly Section 218.39, <i>Florida Statutes</i>, and the rules of the Florida Auditor General.</p> <p>Proposal packages, which include evaluation criteria and instructions to proposers, are available from the District Manager at the address and telephone number listed below.</p> <p>Proposers must provide one (1) hard copy and one (1) digital copy of their proposal to Debby Wallace Rizzetta & Company, 3434 Colwell Avenue Suite 200, Tampa, FL 33614 (or by email dbwallace@rizzetta.com) ("District Manager"), in an envelope marked on the outside "Auditing Services, Stonegate Preserve Community Development District." Proposals must be received by 12:00 p.m. on April 18, 2025, at the office of the District Manager. Please direct all questions regarding this Notice to the District Manager. District Manager April 4, 2025 25-00527M</p>

FIRST INSERTION
<p>WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS</p> <p>Landscape & Irrigation Maintenance Services Manatee County, Florida</p> <p>Willow Walk Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Willow Walk Community Development District, all as more specifically set forth in the Project Manual.</p> <p>The Project Manual will be available beginning Monday April 7, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. Justin Fisher can be reached by email at jfisher@rizzetta.com or via phone at (407) 472-2471.</p> <p>There will be a mandatory Pre-Proposal Meeting on Monday, April 14, 2025, at 12:30 p.m. at the Willow Walk community pool located at 4220 Lindever Ln., Palmetto, FL 34221. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until Friday, April 18, 2025, at 12:00 p.m.</p> <p>The District is a special-purpose taxing District created and operating in accordance with Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the WillowWalk CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial term of one (1) year along with an option for three (3) one (1) year renewals with price.</p> <p>The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.</p>

FIRST INSERTION
<p>NOTICE OF RULE DEVELOPMENT BY THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT</p> <p>In accordance with Chapters 120 and 190, <i>Florida Statutes</i>, and in connection with its ownership and operation of certain improvements, including recreational amenity facilities and improvements (collectively, the "Amenities"), the Harrison Ranch Community Development District (the "District") hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District's Amenities (collectively, the "Amenity Rates").</p> <p>The purpose and effect of the Amenity Rates is to provide for efficient and effective District operations of the District's Amenities and other properties including by setting rules, rates and fees relevant to implementation of the provisions of Section 190.035, <i>Florida Statutes</i>. General legal authority for the District to adopt the proposed Amenity Rates includes Chapters 120 and 190, <i>Florida Statutes</i> (2024), as amended, and specific legal authority includes Sections 190.035(2), 190.011(5), 190.012(3), 190.035, 190.041, 120.54, 120.69 and 120.81, <i>Florida Statutes</i> (2024), as amended.</p> <p>A copy of the proposed Amenity Rates may be obtained by contacting the District Manager's Office, c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, (813) 533-2950.</p> <p>Matt O'Nolan, District Manager Harrison Ranch Community Development District April 4, 2025 25-00501M</p>

FIRST INSERTION
<p>TREVESTA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS</p> <p>Landscape & Irrigation Maintenance Services Manatee County, Florida</p> <p>Trevesta Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping & irrigation maintenance for Trevesta Community Development District, all as more specifically set forth in the Project Manual.</p> <p>The Project Manual will be available beginning Monday April 7th, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. Justin Fisher can be reached by email at jfisher@rizzetta.com or via phone at (407) 472-2471.</p> <p>There will be a mandatory Pre-Proposal Meeting on Monday, April 14th, 2025, at 11:00 a.m. at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, FL, 34221. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory pre-proposal meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until Friday, April 18th, 2025, at 12:00 p.m.</p> <p>The District is a special-purpose taxing District created and operating in accordance with Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) fully licensed and insured, (ii) 5 years minimum continuous operation (iii) experience with at least three other communities of a similar nature, size and amenity level to the Trevesta CDD project, with verifiable references on those projects, (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, (v) Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for 100% of their own area takeoffs, and (vi) Proposer must submit total price for the initial term of one (1) year along with an option for three (3) one (1) year renewals with price.</p> <p>The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.</p>

FIRST INSERTION
<p>NOTICE OF PUBLIC SALE</p> <p>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on April 21, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:45 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</p> <p>PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0041 - House, Henry; 0070 - Moore, Troy; 0126 - Scott, Brea; 0156 - York, Matthew; 0187 - Knight, Theodore; 0193 - Bateman, Tracy; 1092 - Randall, Lakenyah; 1095 - Colter, Kamaurion; 2017 - Rausch, Carrie; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 3092 - Puffenburger, Tina K; 3152 - Johnson, Ashia; 4018 - Ahier, Clinton; 4186 - Harris, Gwindolyn; 4249 - Johnson, Shane PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0319 - parker, david; 0442 - Duval, Daphne; 0468 - Lopez, Jenny; 0475 - Watkins, Crystal; 0492 - Longchamps, Karl; 0531 - wiggins, Marybeth; 0553 - Goodson, Alexis; 0609 - Byrd, Jewneathia; 0823 - Stewart, Dana; 0825 - Wilson, Logan; 0838 - Alexander, Terrika; 0849 - Yacin, Charlene; 2014 - Redden, Christell; 2133 - Donaghy, Kimberly PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM Sale to be held at www.storagetreasures.com. A06CC - Tucker, Alisha; B02CC - robertson, timothy; B19CC - Lejander, Destiney; B25 - Warrick, Jamal; B42 - Newton, William; C04 - Welsh, Margaret; C09 - carpenito, patricia; C26 - Braun, James; C27 - Kilman, Jim; E06 - Poff, John; E15 - marzec, Jordan; E22 - Poff, Elizabeth; E25CC - Schellenberger, Harmony; K20CC - Lee, DeAdra; L17CC - Pittman, Christina PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1052 - Mathews, Cindy; 1111 - HOLMES, Amanda; 1240 - Doherty, Mark; 1408 - Tindal, Jessica; 2129 - mcgee, Nevets; 2339 - Cobb, Richard; 3139 - Mummert, Becky; 3309 - Moore, Shaddai; 3420 - Chaffin, Sierra; 3507 - hallett, Tammy PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. A032 - Arline, Acacia; A033 - Mcgee, Susan; A072 - Deshawn, Laqulyon; A075 - Helmes, Richard; B036 - Ulin, Daniel; C013 - bunner, Lacie; C040 - crisp, Renee; C066 - green, Angel; C080 - Nunez, Cornejo; C085 - marshall, Ajaysia; C095 - Smith, Ronald; D007 - peters, Tasha; D016 - Dorante, Karem; D027 - Chiyungi, Hazel; D044 - Gatling, Troy; D082 - Dent, Mallorie; F024 - Young, Le'asia; F027 - Duche, Lori; G007 - Rafferty, Danielle; G016 - Jackson, Dallas; G041 - Cilencieu, Natalie; G045 - Butcher, Jason; J013 - Santee, Hannah PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0103 - jurado, ruby; 0139 - Bagley, Kisha; 0222 - Foster, Michael; 0231 - Raley, Amber; 0259 - Beach, George; 0271 - williams, kadrian; 0315 - Mayer, Jerome; 1107 - Monzon, Oreste; 1112 - Stephens, Tom; 1125 - cowgill, Matthew; 2173 - Moore, Jarrod; 3162 - Garvin, Jasmine Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. April 4, 11, 2025 25-00517M</p>

--- PUBLIC SALES / ESTATES ---

FIRST INSERTION
PUBLIC NOTICE OF SALE
 NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 6403 E State Road 64, Bradenton, FL, 34208 Manatee County Mary Bell- Bike, Boxes, Household Goods, Tools, Totes, Toys, Tametris Wilson- Wheelchair, Walker, Bags, Clothes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
 April 4, 11, 2025 25-00525M

FIRST INSERTION
PUBLIC NOTICE OF SALE
 NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Nellymar Castaneda 01289 BOXES, LAWN EQUIPMENT, SPEAKERS, AIR COMPRESSOR, MISC ITEMS VEHICLE NOT INCLUDED IN SALE. Christopher Reids 01216 SOLAR PANELS, TIRES, TOTES, MISC ITEMS. Javaris Jones 01267 CLOTHING RACKS, SAFE, ELECTRONICS, RETAIL STORE ITEMS. Dave Brickey [A8X4] 00683 SHELVING, COOLERS, MISC ITEMS, CANOPY TENT. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
 April 4, 11, 2025 25-00509M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP000360
IN RE: ESTATE OF JOANNE I. SAMPSON Deceased.

The administration of the estate of Joanne I. Sampson, deceased, whose date of death was on or about January 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 04/04/2025.

Nicos Panciocco,
Personal Representative
 435 South O'Brian Street
 Seymour, Indiana 47274
 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
 April 4, 11, 2025 25-00512M

FIRST INSERTION
PUBLIC NOTICE
 Cellco Partnership and its controlled affiliates doing business as Verizon Wireless (Verizon Wireless) proposes to remove and replace wireless communications antennas on an existing 37-foot pole at the approx. vicinity of 5071 Gulf of Mexico Drive, Longboat Key, Manatee County, FL 34228 [Lat: 27-24-23.23, Lon: -82-39-12.19]. Public comments regarding potential effects from this site on historic properties may be submitted within 30 days from the date of this publication to: Trileaf Corp, Shae Carroll, s.carroll@trileaf.com, 1051 Winderley Place, Suite 201, Maitland, FL 32751, 4076607840.
 April 4, 2025 25-00500M

FIRST INSERTION
PUBLIC NOTICE OF SALE
 NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Ryan Mahaffey 00036 Tank, mirror. Jose Pacheco 02008 Baby car seat, boxes, kids bed, baby bouncer. Charles Butterfield 02003 Boat motor, bag. Dustin Widner 00940 Fishing poles, dresser, ladder, bike, helmet, bags, tote, cooler, machines. Leisha Rolon 01393 Twin bed frames, washer, dryer, bikes, mattresses, desk, chair, boxes, bike wagon, suitcase. Marc Anthony Lucente 00538 Box, baby car seat. Aaron McGloshen 01298 Piece of plywood, box, bags. Clinton Smith 00819 Plastic shelves, cooler, shop vac, totes, lanterns, TV, fishing pole, bags, shoes. Emalee Echevarria 01653 Recliner, sofa, chairs, bags, totes, bed frame, fishing pole, tv, hover board, dresser, hover round scooter. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
 April 4, 11, 2025 25-00520M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-0654
IN RE: ESTATE OF LOUIS R. MAZZIE, JR., Deceased.

The administration of the estate of LOUIS R. MAZZIE, JR., deceased, whose date of death was February 4, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 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: April 4, 2025.

Debra Lynn Hallenbake
Personal Representative
 3718 65th Avenue East
 Sarasota, FL 34243
 Dave M. Evans, Jr., Esquire
 Attorney for Personal Representative
 Florida Bar No. 1013511
 LEE & EVANS, P.A.
 2601 Cattleman Road, Suite 503
 Sarasota, Florida 34232
 Telephone: (941) 954-0067
 Facsimile: (941) 365-1492
 Email: devans@leeandevans.com
 Secondary Email:
 kristina@leeandevans.com
 April 4, 11, 2025 25-00506M

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 Deming-Rivers Social Club located at PO Box 106 in the City of Tallavast, Manatee County, FL 34270 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
 Dated this 1st day of April, 2025.
 Essence Deming-Rivers
 April 4, 2025 25-00530M

FIRST INSERTION
"PUBLIC NOTICE OF SALE"
 NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Yaradalexis Gutierrez 01671 . anne winslow 00814 . Roxanne Phelps 01373 . Gail Stanford 00809 . Steve Watkins 08017 . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.
 April 4, 11, 2025 25-00510M

FIRST INSERTION
COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST PALMETTO, FL 34221

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)
 (Certified Mail, Return Receipt Required and by Regular Mail)

TO: DAVID GLENN WALLS, SARA WALLS, NATHANIEL WALLS ANY UNKNOWN PARTY(S) IN POSSESSION AT:
 900 9th Avenue East; Lot #21 Palmetto, Florida 34221
 CMRR#: 9589-0710-5270-0136-5667-98

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **April 18, 2025** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.
 DATE: April 2, 2025
 COLONIAL MANOR MHC HOLDINGS, LLC
 CHERYL PEAKE,
 PARK MANAGER
 900 9th Avenue East
 Palmetto, FL 34221
 (941) 722-3191
 THIS DOCUMENT WAS PREPARED BY:
 WILLIAM C. PRICE, III, P.A.
 522 12th STREET WEST
 BRADENTON, FL 34205
 April 4, 11, 2025 25-00540M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File Number 2025 CP 000519
IN RE: ESTATE OF AXEL KARL GUNNAR ABERG A/K/A A. K. GUNNAR ABERG, Deceased.

The administration of the ESTATE OF AXEL KARL GUNNAR ABERG a/k/a A. K. GUNNAR ABERG, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL 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 April 4, 2025.

Personal Representative:
LAUREL J. ABERG
 c/o 1515 Ringling Blvd., 10th Floor
 Sarasota, Florida 34236
 Attorney for Personal Representative:
 MICHAEL A. KOSTRUBA
 Florida Bar No. 1035963
 FERGUSON SKIPPER, P.A.
 1515 Ringling Boulevard, 10th Floor
 Sarasota, Florida 34236
 (941) 957-1900
 mkostruba@fergusonkipper.com
 services@fergusonkipper.com
 April 4, 11, 2025 25-00513M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000107 AX
IN RE: ESTATE OF VALENE FAY LOFTIS LONG, Deceased.

The administration of the estate of VALENE FAY LOFTIS LONG, deceased, whose date of death was October 24, 2024; File Number 2025-CP-000107AX, 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 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 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: April 4, 2025.

Signed on January 13, 2025.
Darryl L. Long
Personal Representative
 185 River Walk Drive
 Melbourne Beach, FL 32951
 John L. Thomas, II
 Attorney for Personal Representative
 Florida Bar No. 80836
 611 N. Wymore Road, Suite 105
 Winter Park, Florida 32789
 Telephone: (407) 843-1290
 April 4, 11, 2025 25-00505M

FIRST INSERTION
NOTICE TO CREDITORS
 IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-000708
IN RE: ESTATE OF JOHN F. SHERIDAN, Deceased.

The administration of the estate of JOHN F. SHERIDAN, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: April 4, 2025.

Personal Representative:
AMY COLLEEN SHERIDAN
Personal Representative
 12858 West 26th Avenue, #9
 Golden, CO 80401
 Robert D. Hines, Esq.
 Attorney for Personal Representative
 Florida Bar No. 0413550
 Hines Norman Hines, P.L.
 1312 W. Fletcher Avenue, Suite B
 Tampa, FL 33612
 Telephone: 813-265-0100
 Email: rhines@hnh-law.com
 Secondary Email:
 jrvera@hnh-law.com
 April 4, 11, 2025 25-00507M

FIRST INSERTION
NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES
 NOTICE IS HEREBY GIVEN that Ted Webb will engage in business under the fictitious name TED WEBB, with a physical address 3706 30TH AVE W BRADENTON, FL 34205, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.
 April 4, 2025 25-00526M

FIRST INSERTION
NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2025-CA-000484

In re: VENTURE MEDICAL OF FLORIDA, LLC,
Assignor, to LARRY S. HYMAN, Assignee.
 TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about March 13, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by VENTURE MEDICAL OF FLORIDA, LLC, Assignor, with its principal place of business at 9403 9th Ave NW, Bradenton, FL 34209, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County.

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.
 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 11, 2025.
 Apr. 4, 11, 18, 25, 2025 25-00508M

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 34.84 acres known as Ellenton Cove Apartments - Ph 1. The project is located in Manatee County, Section(s) 4, 5, 8, 9, Township 34 South, Range 18 East. The permit applicant is Ellenton Cove (Ellenton) Phase I Owner, LLC whose address is 1100 W Fry Street, Chicago, IL 60642. The Permit No. is 43044242.001.

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

April 4, 2025 25-00511M

--- ACTIONS / SALES / ESTATES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002306
IN RE: ESTATE OF
ROBERT JULE RICHARDS,
Deceased.

The administration of the estate of ROBERT JULE RICHARDS, deceased, whose date of death was November 4, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator'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.

A Personal Representative or cura-

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

ALL CLAIMS NOT 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: April 4, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jriviera@hnh-law.com
April 4, 11, 2025 25-00539M

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 NO. 2025-CP-0432
IN RE: ESTATE OF
GERALDINE RILEY LETO,
also known as
GERALDINE L. LETO,
Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of GERALDINE RILEY LETO, also known as GERALDINE L. LETO, deceased, File Number 2025-CP-0432; by 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; that the decedent's date of death was October 18, 2024; that the total value of the estate is \$44,900.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Todd Martin Riley, as Trustee of the Geraldine L. Leto Living Trust dated March 15, 2002	623 Spanish Way East Fernandina Beach, FL 32034

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provi-

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

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

The date of first publication of this Notice is April 4, 2025.

TODD MARTIN RILEY
Person Giving Notice
623 Spanish Way East
Fernandina Beach, FL 32034
M. Brandon Robinson, Esq.
Attorney for Person Giving Notice
Email:
brobinson@barneswalker.com
Secondary Email:
mcar michael@barneswalker.com
Florida Bar No. 0119364
BARNES WALKER, GOETHE,
PERRON, SHEA & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: 941-741-8224
April 4, 11, 2025 25-00502M

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL CIVIL DIVISION
CASE NO: 2025-CA-0221
FIRETHORN COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF FIRETHORN COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendant.
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF FIRETHORN COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS

OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF FIRETHORN COMMUNITY DEVELOPMENT DISTRICT CAPITAL IMPROVEMENT REVENUE BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:

Firethorn Community Development District (the "District") having filed its Complaint for validation of not to exceed \$132,440,000 Firethorn Community Development District Capital Improvement Revenue Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chap-

ter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE,
IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida (the "Parties"), appear on Tuesday, May 6, 2025, at 9:30 a.m. before the Honorable Edward Nicholas, via Zoom Application (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: www.zoom.us, Meeting ID: 8992849846, Password 408941, or by calling (786) 635-1003 and using the aforementioned Meeting ID.

IT IS FURTHER ORDERED that prior to the date set for the hearing on

said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

DONE AND ORDERED in Manatee County, Florida this 28th day of March, 2025.

The Honorable Edward Nicholas
Circuit Court Judge
April 4, 11, 2025 25-00518M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-796
IN RE: ESTATE OF
MAUREEN ANNE BELFIORE, also
known as MAUREEN A. BELFIORE
also known as
MAUREEN BELFIORE
Deceased.

The administration of the estate of MAUREEN ANNE BELFIORE, also known as MAUREEN A. BELFIORE, also known as MAUREEN BELFIORE, deceased, whose date of death was February 7, 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: April 4, 2025.

Dianne Marie Zagorski
Personal Representative
15435 Trinity Fall Way
Bradenton, FL 34212
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE,
PERRON, SHEA, & ROBINSON,
PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
April 4, 11, 2025 25-00537M

FIRST INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
UCN / CASE NO.
412025CP000697CPAXMA
IN RE: ESTATE OF
JODY LEE COOMBS,
Deceased.

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

The administration of the estate JODY LEE COOMBS, deceased, File Number 412025CP000697CPAXMA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida, 34205; that the decedent's date of death was December 15, 2024. 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 April 4, 2025.

Person Giving Notice:
JAYLIN ANN COOMBS
713 N. County Road 600 W.
Medora, IN 47260
Attorney for Person Giving Notice:
/s/ Larry L. Dillahunty
LARRY L. DILLAHUNTY, Esquire
LARRY L. DILLAHUNTY, P.A.
P.O. Box 21351
St. Petersburg, FL 33742
Ph: (727) 527-4050
Attorney for Petitioner / Estate
SPN 6212 / FBN 191770
Primary Email:
Larry@dillahuntylaw.com
Secondary Email:
Cathy@dillahuntylaw.com
April 4, 11, 2025 25-00519M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000673-AX
IN RE: ESTATE OF
WILLIAM R. MORGAN
Deceased.

The administration of the estate of WILLIAM R. MORGAN, deceased, whose date of death was December 24, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 April 4, 2025.

Personal Representative:
JASON W. MORGAN
16 Harvard Drive
Hingham, Massachusetts 02043
Attorney for Personal Representative:
Neil R. Covert
Attorney
Florida Bar Number: 227285
Neil R. Covert, P.A.
311 Park Place Blvd., Ste. 180
Clearwater, Florida 33759
Telephone: (727) 449-8200
Fax: (727) 450-2190
E-Mail: ncovert@covertlaw.com
Secondary E-Mail:
service@covertlaw.com
April 4, 11, 2025 25-00536M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-651
IN RE: ESTATE OF
MICHAEL DAVID LEAHY,
also known as MICHAEL LEAHY,
Deceased.

The administration of the estate of MICHAEL DAVID LEAHY, also known as MICHAEL LEAHY, deceased, whose date of death was September 9, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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: April 4, 2025.

Allyson V. Leahy
Personal Representative
3210 42nd Avenue East
Bradenton, FL 34208
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
April 4, 11, 2025 25-00528M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

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

SECOND INSERTION

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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- ACTION / PUBLIC SALES / TAX DEED ---

SECOND INSERTION
NOTICE OF PUBLIC SALE
 Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.
 Extra Space Storage
 1930 Cortez Rd W,
 Bradenton, FL, 34207
 941-302-9918
 www.StorageTreasures.com
 Phone Number 941-866-6675
 Auction date and time:
 04/17/25 @ 10:00AM
 David Baessler - Furniture
 Edward Winship - Wood working tools
 Sofia Pelham - household items
 Daisy Caballero - Washing machine, dryer, dresser, some boxes
 Cherice Barnett - Clothes, furniture, boxes
 Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
 Mar. 28; Apr. 4, 2025 25-00474M

SECOND 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

SECOND 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

SECOND INSERTION
NOTICE OF PUBLIC SALE
 Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
 Facility Address 9419 Moccasin Wallow Rd Parrish, FL 34219
 Phone Number 941292232
 Time of Sale April 17, 2025 @ 11am
 Cassidy Honsa
 Business inventory and tools
 The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
 Mar. 28; Apr. 4, 2025 25-00485M

THIRD 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
 Angelina Colonneso
 Manatee County
 Clerk of The Circuit Court
 By: (SEAL) C. Hoatland
 Deputy Clerk
 Mar. 21, 28; April 4, 11, 2025
 25-00460M

THIRD INSERTION
AMENDED NOTICE OF ACTION FOR PUBLICATION
 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025 DR 150
Division: 3
IN RE: NAME CHANGE OF CHILD: CHARLES TERRY, Petitioner, and MEGAN SMITH, Respondent.
 TO: Megan Smith
 DOB: 01/12/1988
 Age: 37
 Race: White
 Hair Color: unknown
 Eye Color: unknown
 Height: Weight:
 Date of Birth of minor children: 12/29/2022
 Place of Birth of minor child: Sarasota County, Florida
 YOU ARE NOTIFIED that an action for PETITION FOR NAME CHANGE MINOR CHILD has been filed against you. You are required to serve a copy of your written defenses, if any, to this 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.
 WITNESS my hand as Clerk of said Court and the Seal thereof, this 17 day of MARCH, 2024.
 Angelina Colonneso
 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 APPLICATION FOR TAX DEED Section 197.512 F.S.
 Certificate Number: 2022-557
 Tax Deed #:2025TD000005
 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: 2022-557
 Year of Issuance 2022
 Description of Property UNIT 8, THE COVE DOCKS AT WATERLEFE CONDOMINIUM PI#5460.4640/9 Parcel ID Number 546046409
 Property Address: 905 FISH HOOK CV UNIT 8 BRADENTON, FL 34212
 Names in which assessed: DAVID HAIR, ROBBIN HAIR
 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
 25-00468M

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. 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.
 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 Colonneso
 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

THIRD INSERTION
NOTICE OF ACTION
 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023CA005064AX
LOANDEPOT.COM, LLC,
Plaintiff, v. GARY WILLIAM MINK; JANICE RUTH MINK; UNKNOWN SPOUSE OF GARY WILLIAM MINK; UNKNOWN SPOUSE OF JANICE RUTH MINK; ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST DEBORAH LYNN MINK, DECEASED; UNKNOWN TENANT #1; UNKNOWN TENANT #2; AND ALL UNKNOWN PARTIES IN POSSESSION IF THE ABOVE DEFENDANTS ARE ALIVE AND IF ONE OR MORE OF SAID DEFENDANTS ARE DEAD, THEIR UNKNOWN SPOUSES, HEIRS, DEVISEES, GRANTEEES, PERSONAL REPRESENTATIVES, CREDITORS AND ALL PARTIES HAVING OR CLAIMING BY, THROUGH OR AGAINST THEM; AND ALL PARTIES CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY DESCRIBED IN THE COMPLAINT, Defendant(s).
 To the following Defendant(s): JANICE RUTH MINK (Last Known Address: 238 57TH CT E, PALMETTO, FL 34221) UNKNOWN SPOUSE OF JANICE RUTH MINK (Last Known Address: 238 57TH C TE, PALMETTO, FL 34221)
 YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: THE FOLLOWING DESCRIBED PROPERTY SITUATED IN MANATEE COUNTY, FLORIDA, TO-WIT: FROM THE NE CORNER OF THE NW 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, GO SOUTHERLY ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 992.9 FEET TO A POINT 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4; THENCE GO WESTERLY ALONG A LINE WHICH IS 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 100 FEET; THEN GO SOUTHERLY ALONG A LINE WHICH MAKES AN INTERIOR ANGLE OF 89°39' WITH LAST DESCRIBED LINE A DISTANCE OF 66.75 FEET TO A POINT ON THE NORTHERLY SIDE OF A 30 FOOT STREET; THENCE GO NORTHEASTERLY ALONG SAID ROAD A DISTANCE OF 100 FEET ALONG A LINE WHICH MAKES AN INTERIOR ANGLE OF 86°20' WITH LAST DESCRIBED LINE; THENCE GO NORTHERLY 60 FEET TO THE POINT OF BEGINNING. SAID LAND IS ALSO KNOWN AS LOTS 4 AND 5 OF AN UNRECORDED PLAT OF THE SOUTH 340 FEET OF NW 1/4 OF NW 1/4 OF SECTION 11, TOWNSHIP 35 SOUTH, RANGE 17 EAST, KNOWN AS PALM ACRES, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1415 45TH AVENUE CIR W, BRADENTON, FL 34207
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.
 In and for Manatee County: If you cannot afford an attorney, contact 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.
 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 Colonneso
 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 OF ACTION
 IN THE CIRCUIT COURT OF THE FOURTH JUDICIAL CIRCUIT IN AND FOR NASSAU COUNTY, FLORIDA
CASE NO.: 25CA00013AXYX
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

FOURTH INSERTION
 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 NORTHWEST 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 SUBDIVISION), 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 NEWMOBILE 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