## MANATEE COUNTY LEGAL NOTICES

### --- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the

undersigned intends to sell the per-

sonal property described below to en-

force a lien imposed on said property under The Florida Self Storage Facility

Act Statutes (Section 83.801 - 83.809).

The undersigned will sell by com-

petitive 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 lounger,

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

### 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, 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.

25 - 00524M

### 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, 10415 Portal Crossing, Bradenton, FL, 34211 Jannel James- Christmas tree, Totes, basket, Rug, Bag with blanket, Bas-sinet, 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 pol-icy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025 25-00523M

### facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 2025

### 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, 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 set-

tlement between owner and obligated party. 25-00521M

### April 4, 11, 2025

### FIRST INSERTION

## WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services Manatee County, Florida

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.

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.

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,

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.

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.

Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

25-00522M

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Tuesday, June 3, at 4:00 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, FL, 34219 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Justin Fisher at jfisher@ rizzetta.com , with an e-mail copy to Savannah Hancock, District Counsel, at savannahcddlawyers.com, no later than Thursday, April 24, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Friday, April

Firms desiring to provide services for this project must submit one (1) original, five (5) hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 11:30 a.m. (EST) on Monday, May 5, at the office of Rizzetta and Company, Inc., 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578, Attention: Justin Fisher. Proposals must be delivered via FedEx, UPS, courier, or hand delivered. This office location does not receive US mail. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Willow Walk Community Development District Stephanie DeLuna, District Manager sdeluna@rizzetta.com April 4, 2025

## 25-00531M

## FIRST INSERTION

### TREVESTA COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services Manatee County, Florida

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.

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.

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.

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

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

## Any person who wishes to protest the Project Manual, or any component thereof, shall file with the District a written notice of protest within seventy-two (72)

calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the Board of Supervisors on the basis of qualifications according to the evaluation criteria contained within the Project Manual and will meet on Tuesday, June 5th, at 5:30 p.m. at the Trevesta Clubhouse, 6210 Trevesta Place, Palmetto, FL, 34221 to conduct said ranking. The meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Justin Fisher at jfisher@rizzetta.com, with an e-mail copy to Sayannah Hancock, District Counsel, at sayannahcddlawyers.com, no later than Thursday, April 24th, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Friday, April 25th, 2025.

Firms desiring to provide services for this project must submit one (1) original, five (5) hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 11:00 a.m. (EST) on Monday, May 5th, at the office of Rizzetta and Company, Inc., 2700 S Falkenburg Rd, Suite 2745, Riverview, FL 33578, Attention: Justin Fisher. Proposals must be delivered via FedEx, UPS, courier, or hand delivered. This office location does not receive US mail. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Ste. 200, Tampa, FL 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Trevesta Community Development District Matt O'Nolan, District Manager monolan@rizzetta.com

### FIRST INSERTION

#### STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT REQUEST FOR PROPOSALS FOR ANNUAL AUDIT SERVICES

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, Florida Statutes, 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.

The auditing entity submitting a proposal must be duly licensed under Chapter 473, Florida Statutes, 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, Florida Statutes, and the rules of the Florida Auditor General.

Proposal packages, which include evaluation criteria and instructions to proposers. are available from the District Manager at the address and telephone number listed

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

### FIRST INSERTION

### NOTICE OF RULE DEVELOPMENT BY THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, 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 "Ame-

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, Florida Statutes. General legal authority for the District to adopt the proposed Amenity Rates includes Chapters 120 and 190, Florida Statutes (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, Florida Statutes (2024),

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.

Matt O'Nolan, District Manager

Harrison Ranch Community Development District

April 4, 2025

25-00501M

### FIRST INSERTION NOTICE OF PUBLIC SALE

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.

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,

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, Jamale; B42 - Newton, William; C04 - Welsh, Margaret; C09 - carpenito, patricia; C26 - Braun, James; C27 - Kilman, Jim; E06 - Poff, John; E15 - marzec, Jordan; E22 - Pofff, 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) 217-7473Time: 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-

Time: 01:00 PM

25-00532M

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.

### --- PUBLIC SALES / ESTATES ---

MANATEE COUNTY

#### 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 set-

April 4, 11, 2025 25-00525M

party.

### FIRST INSERTION

tlement between owner and obligated

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 COM-PRESSOR, MISC ITEMS VEHICLE NOT INCLUDED IN SALE . Christopher Reids 01216 SOLAR PANELS, TIRES, TOTES, MISC ITEMS. Javaris Jones 01267 CLOTHING RACKS, 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. 25 - 00509M

April 4, 11, 2025

## 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 discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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:

25-00512M

probate@berlinpatten.com

April 4, 11, 2025

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: -82-39-12.197. 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

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

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

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 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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 Cattlemen 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 Tallevast, 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."

25-00510M April 4, 11, 2025

## 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 Receip Required and by Regular Mail)

TO: DAVID GLENN WALLS, SARA WALLS, NATHANIEL WALLS ANY UNKNOWN PARTY(s) IN POS-SESSION AT: 900 9th Avenue East: Lot #21

Palmetto, Florida 34221 9589-0710-5270-0136-5667-98

When you vacated the premises at 900 9th Avenue East; Lot #21, Palmetto, FL 34221, the following personal property remained:

1970 BELM UNKNOWN COL-OR UNKNOWN MODEL; SIN-GLE WIDE MOBILE HOME; TITLE No.: 9260037: VIN No.: 4JB5512C2N14628 and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office)

## 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

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

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

The personal representative 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of the 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 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mkostruba@fergesonskipper.com services@fergesonskipper.com April 4, 11, 2025 25-00513M 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 25-00540M April 4, 11, 2025

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 644 **Division Probate** IN RE: ESTATE OF MARK WILLIAMS PALMER

Deceased.

The administration of the estate of Mark Williams Palmer, deceased, whose date of death was February 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

er 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 WITH-IN 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

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: Timothy P. Lehman 9129 16th Ave Cir NW

Bradenton, Florida 34209 Attorney for Personal Representative: Thomas W. Harrison, Attorney 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  $\hbox{E-Mail: twh@dyeharrison.com}$ April 4, 11, 2025 25-00514M

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER 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 attornev are set forth below.

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

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

The personal representative 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: April 4, 2025.

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: jrivera@ĥnh-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, with a mailing address 3706 30TH AVE W BRADENTON, FL 34205, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. 25-00526M April 4, 2025

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 Mana-

tee 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,

## 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 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-0677

IN RE: ESTATE OF

RICHARD JAMES KENNETT,

also known as

RICHARD KENNETT,

Deceased.

The administration of the estate of

RICHARD JAMES KENNETT, also

known as RICHARD KENNETT, de-

ceased, whose date of death was July

23, 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,

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er 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

Bradenton, FL 34206.

**MANATEE COUNTY** 

### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 254 AX

Division Probate IN RE: ESTATE OF MICHAEL JOSEPH CORDASCO Deceased.

The administration of the estate of Michael Joseph Cordasco, deceased, whose date of death was January 4, 2025, 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.

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,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2025-CP-0597

IN RE: ESTATE OF

PEGGY B. HAUBER

Deceased.

The administration of the estate of

PEGGY B. HAUBER, deceased, whose

date of death was December 21, 2024, is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division,

the address of which is 1051 Mana-

tee Avenue West, Bradenton, Florida

 $34205. \ \ The names and addresses of the$ 

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er 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

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

NOTICE OF SALE

IN THE COUNTY COURT IN AND

FOR MANATEE COUNTY, FLORIDA

Case No. 2023CC7165AX

Notice is hereby given that Angelina

"Angel" Colonneso, Clerk of Circuit Court of Manatee County, Florida, will,

on April 23, 2025, at 11:00 AM, con-

duct through the Internet for Manatee

County foreclosures at www.manatee.

realforeclose.com, offer for sale and sell

to the highest and best bidder for cash,

the following described property situ-

ated in Manatee County, Florida, to wit:

Condominium Unit 949, SHORELINE TERRACES V

AT PERICO BAY CLUB CON-

DOMINIUM PHASE II, a con-

dominium, according to the

Declaration thereof as recorded

in Official Records Book 1253,

at Pages 311 through 390, in-

clusive, as amended, and all

amendments thereto, of the Pub-

lic Records of Manatee County,

Florida, together with an undi-

vided interest in the common

pursuant to the Third Amended Partial

Summary Judgment entered on March

22, 2025, in a case pending in said

Court, the style of which is Shoreline

Terraces V Association, Inc. vs. Susan

Lyons, and the Case number of which is

Any person claiming an interest in

number 2023CC7165AX.

elements appurtenant thereto.

SHORELINE TERRACES V

corporation not for profit,

Plaintiff, vs.

SUSAN LYONS,

ASSOCIATION, INC., a Florida

FIRST INSERTION

unclaimed.

(800) 342-8011."

impaired, call 711.

Plaintiff's attorney:

Bradenton, FL 34209

April 4, 11, 2025

bob@manateelegal.com

Dated: March 27, 2025

Robert W. Hendrickson, III, P.A.

410 43rd Street West, Suite N

The personal representative has no

OF THIS NOTICE ON THEM.

forth below.

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

> ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: Matthew Young (Jan 20, 2025 12:33 EST) Matthew Young 8955 US Hwy 301 N, Ste 341

Parrish, FL 34219 Attorney for Personal Representative: Daniel Hooper Smith, Esq.

Florida Bar Number: 1006829 ADVOCATES IN AGING WIESNER SMITH PLLC 328 N Rhodes Avenue Sarasota, Florida 34237 Telephone: (941) 365-9900 Fax: (941) 365-4479 E-Mail: daniel@wiesnerlaw.com Secondary E-Mail: sherri@wiesnerlaw.com Tertiary E-Mail: rachel@wiesnerlaw.com

April 4, 11, 2025

All other creditors of the decedent and other persons having claims or de-25-00533M mands against decedent's estate must file their claims with this court WITH-

OF THIS NOTICE ON THEM.

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or cura-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Deborah Jane Kennett Personal Representative 10 Schenk Street

Bath, Ontario K0H 1G0 Canada M. Brandon Robinson, Esq. Attorney for Personal Representative Florida Bar No. 0119364 BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC

3119 Manatee Avenue West Bradenton, FL 34205 Telephone: 941-741-8224 Email: brobinson@barneswalker.com Secondary Email:

mcarmichael@barneswalker.com April 4, 11, 2025 25-00535M

### FIRST INSERTION

FIRST INSERTION as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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: Martin N. Hauber  $2111~6\mathrm{TH}~\mathrm{ST}~\mathrm{W}$ 

PALMETTO, Florida 34221 Attorney for Personal Representative: R. Matthew Elliott, Esquire Florida Bar Number: 17820 1023 Manatee Avenue West, Suite 502 Bradenton, FL 34205 Telephone: (941) 242-2898 E-Mail: matt@rmelliottesq.com April 4, 11, 2025 25-00529M

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

"If you cannot afford an attorney,

contact Gulfcoast Legal Services at

(941) 746-6151 or www.gulfcoastlegal.

org, or Legal Aid of Manasota at (941)

747-1628 or www.legalaidofmanasota.

org. If you do not qualify for free legal

assistance or do not know an attorney, you may call an attorney referral service

(listed in the phone book) or contact the

Florida Bar Lawyer Referral Service at

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

ROBERT W. HENDRICKSON, III

Florida Bar Number: 279854

25-00516M

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

CASE NO.: 2024-CA-000919 COASTAL COMMUNITY BANK, Plaintiff, vs. LARRY BUSBEE A/K/A LARRY

TODD BUSBEE, et.al, Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Summary Final Judgment of Mortgage Foreclosure entered on March 26, 2025, in Case No. 2024-CA-000919 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein COASTAL COMMUNITY BANK, is Plaintiff, and LARRY BUSBEE A/K/A LARRY TODD BUSBEE and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVEL-OPMENT are Defendants, the Office of Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose. com, beginning at 11:00 A.M. on the 28th day of May 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set

forth in said Final Judgment, to wit: LOT 6, FOREST CREEK
PHASE III, ACCORDING PHASE TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 192

THROUGH 200, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as 4803 HARVEST GROVE PL, PARRISH, FL 34219

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff

April 4, 11, 2025 25-00503M

## FIRST INSERTION

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

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

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

TO: HARRY F. RYDER YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on

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

DA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, CORAL SPRINGS, FL 33310 on or before at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OB-SERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately

thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

or voice impaired, call 711.
WITNESS my hand and the seal of this Court this 26th day of MARCH,

ANGELINA M. COLONNESO As Clerk of the Court By (SEAL) As Deputy Clerk De Cubas & Lewis, P.A.

Attorney for Plaintiff PO BOX 5026 CORAL SPRINGS, FL 33310 25-00504M April 4, 11, 2025

### FIRST INSERTION

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

CASE NO.

412024CA001089CAAXMA

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ALL UNKNOWN HEIRS CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN Q. TURNER, DECEASED; RICHARD TURNER A/K/A RICHARD NEIL TURNER, JR.; JPMORGAN CHASE BANK, N.A.; UNKNOWN PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

Defendant(s) To the following Defendant(s): ALL UNKNOWN HEIRS, CREDI-TORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES AND ALL OTHER PAR-TIES CLAIMING AN INTEREST BY. THROUGH, UNDER OR AGAINST THE ESTATE OF CAROLYN Q. TURN-ER, DECEASED (LAST KNOWN AD-DRESS)

4006 29TH AVE WEST BRADENTON, FLORIDA 34205 YOU ARE NOTIFIED that an ac-

tion for Foreclosure of Mortgage on

the following described property: LOT 25, BLOCK H, SAND-POINTE SUBDIVISION 4TH ADDITION, ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGES 20 THROUGH 22, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA. a/k/a 4006 29TH AVE WEST,

BRADENTON, FLORIDA 34205

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

ten defenses, if any, to it, on Kahane & Associates, P.A., Attorney for Plaintiff, whose address is 1619 NW 136th Avenue, Suite D-220, Sunrise, FLORIDA 33323 on or before , 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, con-

tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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 1ST day of April, 2025. ANGELINA (ANGEL) COLONNESO As Clerk of the Court

By As Deputy Clerk Submitted by: Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahane and associates.com24-00614 JPC April 4, 11, 2025 25-00534M

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP656 IN RE: ESTATE OF MARY LOU HOWARD,

Deceased. The administration of the estate of MARY LOU HOWARD, deceased, whose date of death was December 17, 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 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

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

THE DATE OF SERVICE OF A COPY

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 April 4, 2025.

## Personal Representative: TIMOTHY A. HOWARD

3763 Oak Hill Ranch Zolfo Springs, FL 33890 Attorney for Personal Representative: THOMAS J. MCLAUGHLIN Florida Bar No. 0772291 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: TMcLaughlin@williamsparker.com

Secondary:

emitchell @williamsparker.comApril 4, 11, 2025

25-00538M

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No: 412025CP000454CPAXMA

### IN RE: ESTATE OF JOSEFINA HAZA, **Deceased.**The administration of the estate of JO-

SEFINA HAZA, deceased, whose date of death was OCTOBER 29, 2023, is pending in the Circuit Court for MAN-ATEE 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 WITH-IN 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 FOREV-ER 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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.

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

### Personal Representative BRENDA MENDIZABAL 3507 Oaks Way #106

Pompano Beach, FL 33069 Attorney for Personal Representative: EVE TRAVIS, Esq. Florida Bar No. 92575 Arcadier, Biggie & Wood, PLLC 2815 W. New Haven Ave, Ste 304 Melbourne, FL 32904 321-953-5998 Apr. 4, 11, 2025 25-00515M

## **HOW TO PUBLISH YOUR**

LEGAL NOTICE IN THE BUSINESS OBSERVER

## CALL 941-906-9386

and select the appropriate County name from the menu option

e-mail legal@businessobserverfl.com

OR

## --- 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 be-

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

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

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

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

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:

April 4, 11, 2025

DEATH IS BARRED.

the clerk.

Email:

## 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 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 GERAL-DINE L. LETO, deceased, File Number 2025-CP-0432; by the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115Manatee Avenue West, Probate Division, 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: Address Name 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-

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

**DEVELOPMENT DISTRICT, a local** 

unit of special-purpose government

organized and existing under the

THE STATE OF FLORIDA, AND

THE TAXPAYERS, PROPERTY

OWNERS AND CITIZENS OF

FIRETHORN COMMUNITY

DEVELOPMENT DISTRICT,

OWNING PROPERTY OR

SUBJECT TO TAXATION

THEREIN, AND OTHERS

HAVING OR CLAIMING ANY

BY THE ISSUANCE OF THE

THEREBY, Defendant.

DEVELOPMENT

INCLUDING

RIGHTS, TITLE OR INTEREST

IN PROPERTY TO BE AFFECTED

BONDS HEREIN DESCRIBED, OR

TO THE STATE OF FLORIDA, AND

OWNERS AND CITIZENS OF FIRETHORN COMMUNITY

TAXPAYERS, PROPERTY

COMMUNITY

NON-RESIDENTS

DISTRICT,

TO BE AFFECTED IN ANY WAY

INCLUDING NON-RESIDENTS

FIRETHORN COMMUNITY

laws of the State of Florida,

Plaintiff, v.

NOTWITHSTANDING THE TIME DATE OF DEATH IS BARRED.

Robert D. Hines Curator

Robert D. Hines, Esq. irivera@hnh-law.com

25-00539M

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, NOTWITH-

STANDING ANY OTHER APPLI-

CABLE TIME PERIOD, ANY CLAIM

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

The personal representative or cu-

rator 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

erty 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 speci-

fied under s. 732.2211, Florida Statutes.

The written demand must be filed with

**Person Giving Notice** 

623 Spanish Way East

Fernandina Beach, FL 32034

Attorney for Person Giving Notice

brobins on@barneswalker.com

mcarmichael@barneswalker.com

BARNES WALKER, GOETHE.

PERRON, SHEA & ROBINSON,

OWNING PROPERTY OR SUBJECT

AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE

OR INTEREST IN PROPERTY TO

BE AFFECTED BY THE ISSUANCE

OF FIRETHORN COMMUNITY

OF FIREING.

DEVELOPMENT DISTRICT

IMPROVEMENT

TOWN OF

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 Com-

munity Development District Capital

Improvement Revenue Bonds, in one or

more series (the "Bonds") and the spe-

cial 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, con-

structing, reconstructing, equipping and installing improvements as part

of its Project (as defined in said Com-

plaint), and it also appearing that all of

the facts required to be stated by said

Complaint and the Exhibits by Chap-

and select the appropriate County

TAXATION

25-00502M

THEREIN,

FIRST INSERTION

Secondary Email:

Florida Bar No. 0119364

3119 Manatee Avenue West

Bradenton, FL 34205

April 4, 11, 2025

Telephone: 941-741-8224

Notice is April 4, 2025.

TODD MARTIN RILEY

M. Brandon Robinson, Esq.

The date of first publication of this

to which the Florida Community Prop

## FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE NOTICE. TWELFTH JUDICIAL CIRCUIT The personal representative or cura-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, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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, 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

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@harneswalker.com

25-00537M April 4, 11, 2025

### 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 attor-

ney 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.

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

IT IS ORDERED that all taxpayers,

property owners and citizens of the Dis-

trict, including non-residents owning

property or subject to taxation, and oth-

ers 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 (infor-

mation below), and show cause if any

there be why the prayers of said Com-

plaint 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 follow-

ing Zoom link: www.zoom.us. Meeting

ID: 8992849846, Password 408941, or

by calling (786) 635-1003 and using the

IT IS FURTHER ORDERED that

prior to the date set for the hearing on

aforementioned Meeting ID.

fully advised in the premises:

NOW THEREFORE.

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

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

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

The date of first publication of this Notice is 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 Cathy@dillahuntylaw.com

April 4, 11, 2025

said Complaint for validation, the Clerk of this Court shall cause a copy of this Notice and Order to be published in a

25-00519M

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 hear-

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

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

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

### 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 oth-

er 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is April 4, 2025.

### Personal Representative: JASON W. MORGAN 16 Harvard Drive

Hingham, Massachusetts 02043 Attorney for Personal Representative: Neil R. Covert 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 MI-CHAEL 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, 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 per-

sonal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

written demand must be filed with the

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.comSecondary Email: swix@barneswalker.com

25-00528M

April 4, 11, 2025

## 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.

25-00477M Mar. 28; Apr. 4, 2025

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** name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE **Business Joserver** 

### --- ESTATE / PUBLIC SALES ---

**MANATEE COUNTY** 

### SECOND 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 LUPINKSI

**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 decent and other persons, who have claims or demands against decedent's estate, including unmature, 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 PUBLICA-TION OF THIS NOTICE OR THIRTY

### SECOND 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 WITH-IN 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 FOREV-ER 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

2025 at 9: 30 AM

(30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, 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

610134th 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

## SECOND 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 June 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative: SUSAN C. HAINES 650 Key Royale Drive

Holmes Beach, Florida 34217 Attorney for Personal Representative: ANTHÔNY 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

### SECOND 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 PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate, must file their claims with this Court WITH-IN 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

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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 for 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

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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

## SECOND 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.

Unit C5066 Edgar Marez Unit C5092 Jami Scott Unit C5100 Lekayla Jackson Unit D6005 Kala Jenkins Unit B2039 Nicholas Mamm

Unit B2096 Shannon Williams

Furniture, totes Furniture, computers, boxes, totes Baby item Furniture, tools, totes, appliances Piano, tools Bike, boxes, totes

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

### SECOND 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

### SECOND INSERTION

### NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 4/17/2025 at

Ashley Anderson - Queen head board foot board, paint sprayer, ladder, tools The auctions will be listed and advertised on www.storagetreasures.com.Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Mar. 28; Apr. 4, 2025

### SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209

Telephone: (941) 747-1871

## SECOND 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,

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.

Deceased.

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

All other creditors of the decedent

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

 $Mar.\ 28; Apr.\ 4, 2025 \qquad 25 \hbox{--}00499M$ 

ALL CLAIMS NOT FILED WITH-IN 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

## SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

### Maria Mercado - Totes 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.

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-

press, will hold a public auction to sell personal property described below belonging

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on April 17th,

Gabriel Dixon - Christmas Decor

Stacy Ruminer - Household

Darryl Williams - Household

# Mar. 28; Apr. 4, 2025

to those individuals listed below at the location indicated:

## --- 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 toolsw

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 Corpora-

tion 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 &

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 SUL-LIVAN

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

## 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:

SECOND INSERTION

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.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 25-00485M

### THIRD INSERTION

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE  $12{\rm TH}\,{\rm JUDICIAL}\,{\rm CIRCUIT}$ IN AND FOR

MANATEE COUNTY CASE NO. 2023 DP 545 Div. J IN THE INTEREST OF: R.C.H. DOB: 10/16/2015, R.A.H. DOB: 8/20/2018, MINOR CHILDREN

TO: Jennifer Romance, address un-

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 AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PAREN-TAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO AP-PEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County:

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

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

## 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, Petititoner, and MEGAN SMITH.

Respondent. TO: Megan Smith DOB: 01/12/1988

Age: 37 Race: White Hair Color: unknown Eve 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 vou. 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 Courthouse, 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, re-

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

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

DATED this 12 day of MARCH,

Angelina Colonneso 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 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 SUBDI-VISON, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF MANATEE

NOTICE OF ACTION

IN THE CIRCUIT COURT

OF THE 12TH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA
CASE NO.: 2023CA005064AX

Plaintiff, v. GARY WILLIAM MINK; JANICE

RUTH MINK; UNKNOWN SPOUSE

UNKNOWN SPOUSE OF JANICE

PERSONAL REPRESENTATIVES,

THROUGH, UNDER OR AGAINST

DEBORAH LYNN MINK, DECEASED; UNKNOWN TENANT

**#1; UNKNOWN TENANT #2;** 

IF ONE OR MORE OF SAID

THEIR UNKNOWN SPOUSES,

HEIRS, DEVISEES, GRANTEES,

PERSONAL REPRESENTATIVES.

CREDITORS AND ALL PARTIES

THROUGH OR AGAINST THEM:

TO HAVE ANY RIGHT, TITLE OR

DESCRIBED IN THE COMPLAINT,

(Last Known Address: 238 57TH CT E,

UNKNOWN SPOUSE OF JANICE

(Last Known Address: 238 57TH C TE.

YOU ARE NOTIFIED that an action

to foreclose based on boundaries estab-

lished by acquiescence, on the following

FOLLOWING

SCRIBED PROPERTY SITU-

DE-

AND ALL PARTIES CLAIMING

INTEREST IN THE PROPERTY

To the following Defendant(s):

JANICE RUTH MINK

PALMETTO, FL 34221)

PALMETTO, FL 34221)

Defendant(s).

RUTH MINK

THE

HAVING OR CLAIMING BY,

DEFENDANTS ARE DEAD.

AND ALL UNKNOWN PARTIES

IN POSSESSION IF THE ABOVE

DEFENDANTS ARE ALIVE AND

CREDITORS AND ANY OTHER

RUTH MINK; ALL UNKNOWN

LOANDEPOT.COM, LLC,

OF GARY WILLIAM MINK;

HEIRS, BENEFICIARIES,

LEGATEES, DEVISEES,

PERSON CLAIMING BY.

COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

DATED on 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 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 SOUTH-ERLY ALONG THE EAST LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 992.9 FEET TO A POINT 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4; THENCE GO WESTERLY ALONG A LINE WHICH IS 340 FEET NORTH OF THE SOUTH LINE OF SAID NW 1/4 OF NW 1/4 A DISTANCE OF 204.51 FOR A POINT OF BEGINNING; THENCE CON-TINUE WESTERLY ALONG SAME LINE A DISTANCE OF 100 FEET; THEN GO SOUTH-ERLY 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 NORTHEASTER-LY ALONG SAID ROAD A DIS-TANCE OF 100 FEET ALONG A LINE WHICH MAKES AN INTERIOR ANGLE OF 86°20' WITH LAST DESCRIBED LINE; THENCE GO NORTH-ERLY 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 MANA-TEE COUNTY, FLORIDA. PROPERTY ADDRESS: 1415

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

STAFFORD ROAD: RUN THENCE

45TH AVENUE CIR W, BRA-

defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite 201, Miami, FL 33161, a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you

do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-

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 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.: 25CA000013AXYX

VANESSA L. CLUTE, Plaintiff, v. TIM EVERETT, ESTATE OF TIM EVERETT and HEIRS OF TIM **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 BE-ING IN NASSAU COUNTY, FLORI-DA. 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, FLOR-IDA. COMMENCE AT THE NORTH-EAST CORNER OF THE NORTH-WEST ONE QUARTER (NW 1/4) OF NORTHWEST ONE QUARTER (NW 1/4) OF SECTION FIVE (5), TOWN-SHIP TWO (2) SOUTH, RANGE TWENTY-THREE (23) EAST; RUN THENCE SOUTH 0° FORTY-THREE (43) MINUTES, FOURTEEN (14) SECONDS EAST SIX-HUNDRED FIFTY-SEVEN AND SIXTEEN HUN-DREDTHS (657.16) FEET TO THE POINT OF BEGINNING; CONTINUE SOUTH 0° FORTY-THREE (43) MIN-UTES. FOURTEEN (14) SECONDS EAST THREE HUNDRED TWENTY-SEVEN AND TWENTY-NINE HUN-DREDTHS (327.29) FEET; RUN THENCE NORTH EIGHTY-EIGHT (88) DEGREES, TWENTY-ONE (21) MINUTES. THIRTY THREE (33) SECONDS EAST TWO HUNDRED NINETY-TWO AND FIFTY-SIX HUNDREDTHS (292.56) FEET; RUN THENCE NORTH ONE (1) DEGREE FOUR (04) MINUTES, FIFTY-SEVEN (57) SECONDS WEST, THREE HUN-DRED TVENTY-SEVEN AND TWEN-TY-SEVEN HUNDREDTHS (327.27)

FOURTH INSERTION FEET; RUN THENCE SOUTH EIGHTY-EIGHT (88) DEGREES, TWENTY-ONE (21) THIRTY-THREE (33) MINUTES. SECONDS WEST, TWO HUNDRED NINETY AND FORTY-NINE HUNDREDTHS (290.49) FEET TO THE POINT OF

ALSO KNOWN AS LOT THIRTY-SEVEN (37), KAST ESTATES, UNIT ONE (1), (AN UNRECORDED SUB-DIVISION), IN NASSAU COUNTY, FLORIDA.

LESS AND EXCEPT THE SOUTH HALF OF ABOVE-DESCRIBED CAP-TION TOGETHER WITH A NON-EXCLU-

SIVE EASEMENT FOR INGRESS AND EGRESS AS FOLLOWS:

EASEMENT FOR STAFFORD ROAD AND MAGNOLIA DRIVE: COM-MENCE AT THE NORTHEAST CORNER OF THE NORTHWEST ONE QUARTER (NW 1/4) OF THE NORTHWEST ONE QUARTER (NW 1/4) OF SECTION FIVE (5), TOWN-SHIP TWO (2) SOUTH, RANGE TWENTY-THREE (23) EAST, NAS-SAU COUNTY, FLORIDA, AND RUN THENCE SOUTH 0° FORTY-THREE (43) MINUTES, FOUR-TEEN (14) SECONDS EAST FOR A DISTANCE OF THREE HUNDRED

TWENTY-NINE AND EIGHTY-SIX HUNDREDTHS (329.86) FEET TO A POINT; FROM SAID POINT RUN NORTH EIGHTY-EIGHT (88) DE-GREES, TWENTY-ONE (21) MIN-UTES, THIRTY-THREE (33) SEC-ONDS EAST A DISTANCE OF TWO HUNDRED EIGHTY-EIGHT AND FORTH-THREE HUNDREDTHS (288.43) FEET, MORE OR LESS TO THE WESTERLY LINE OF STAF-FORD ROAD (A SIXTY (60) FOOT PRIVATE ROAD) AND P.O.B. OF EASEMENT HEREIN DESCRIBED; RUN THENCE SOUTH ONE (1) DE-GREE, FOUR (04) MINUTES, FIFTY-SEVEN (57) SECONDS EAST A DIS-TANCE OF ONE THOUSAND SIX HUNDRED TWENTY-FOUR AND THIRTY-FOUR HUNDREDTHS (1624.34) FEET, MORE OR LESS, ALONG THE WESTERLY RIGHT-OF-WAY OF STAFFORD ROAD TO ITS INTERSECTION WITH THE NORTH LINE OF HORSESHOE ROAD (A SIXTY (60) FOOT COUNTY ROAD); RUN THENCE NORTH SIX-TY- ONE (61) DEGREES, FORTY-SIX (46) MINUTES. THIRTY THREE (33) SECONDS EAST FOR A DISTANCE OF SIXTY (60) FEET, MORE OR LESS, TO THE EASTERLY RIGHT-OF-WAY LINE OF AFORESAID

NORTH ONE (1) DEGREE, FOUR (04) MINUTES, FIFTY-SEVEN (57) SECONDS WEST ALONG THE SAID EASTERLY RIGHT-OF-WAY LINE OF STAFFORD ROAD FOR A DIS-TANCE OF ONE THOUSAND FIVE HUNDRED THIRTY-FOUR AND TWENTY THREE HUNDREDTHS (1534.23) FEET, MORE OR LESS, TO A POINT, SAID POINT BEING IN THE SOUTHERLY LINE OF MAG-NOLIA DRIVE (A PRIVATE SIXTY (60) FOOT ROAD); RUN THENCE NORTH EIGHTY-EIGHT (88) DE-GREES. TWENTY-ONE (21) MIN-UTES, THIRTY-THREE (33) SEC-ONDS, EAST A DISTANCE OF TWO HUNDRED NINETY-FIVE AND THIRTY HUNDREDTHS (295.30) FEET TO THE EASTERLY BOUND-ARY 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 HUN-DREDTHS (355.30) FEET, MORE OR LESS, TO THE POINT OF BEGIN-NING.

TOGETHER WITH THAT CERTAIN 1963 NEWM 51 FOOT MOBILE HOME SERIAL NO. 1304199 ffile 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,

Clerk of the Circuit Court By: Mitch L. Keiter As Deputy Clerk Mar. 14, 21, 28; Apr. 4, 2025

25-00419M