

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Florida Vibes located at 11518 84th St. Cir E, unit 105 in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of April, 2025. Brent Fairchild April 11, 202525-00541M	<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Em and Co Creative located at 8607 Firefly Lane in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of April, 2025. Caitlyn Naegeli April 11, 202525-00552M	<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of SRQAI located at 8452 Miramar Way in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 3rd day of April, 2025. SRQ Technologies April 11, 202525-00553M
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Keepit-together located at 5875 34th St, in the County of Manatee, in the City of Vero Beach, Florida 32966 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Vero Beach, Florida, this 8th day of April, 2025. THE REAL J9 LLC April 11, 202525-00563M	<b>NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY</b> Rye Crossing Community Association, Inc., a Florida corporation does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-010 was adopted by the Board. April 11, 202525-00551M	<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 04/25/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 SUNC mobile home bearing identification number S84061FA and all personal items located inside the mobile home. Last Tenant: Rose M. Fischer, Estate of Rose M. Fischer a/k/a Rosemary Fischer, All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Rose M. Fischer a/k/a Rosemary Fischer, Unknown Party Or Parties In Possession, Shane Fischer, Sean Thomas Fischer, as possible Heir, Elizabeth Fischer, as possible Heir. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115. April 11, 18, 202525-00574M

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 (hereinafter collectively referred to as the “Amenities”), the Harrison Ranch Community Development District (the “District”) hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District’s Amenities (collectively, the “Amenity Rates”).

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 include 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), as amended.

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 11, 202525-00570M

FIRST INSERTION

NOTICE OF RULEMAKING BY THE HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Harrison Ranch Community Development District (the “District”) on **May 12, 2025, at 6:30 p.m., at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219**. Prior notice of rule development was published in a newspaper of general circulation on April 4, 2025.

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 District hereby gives the public notice of its intent to establish amended and restated rates, fees, and charges imposed on residents and non-residents utilizing the District’s Amenities (collectively, the “Amenity Rates”).

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 by setting policies 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), as amended. The proposed Amenity Rates include:

Room / Area	Original Rental Fee*	Original Deposit	Proposed Rental Fee	Proposed Deposit
Veranda with Field (Half Day)	\$75	\$150	Repeal OR \$100	Repeal OR \$300
Veranda with Field (Full Day)	\$150	\$150	\$200	\$300
Interior Clubhouse (includes kitchen, lounge, game room, and Veranda) (Half Day)	\$75	\$150	Repeal OR \$100	Repeal OR \$300
Interior Clubhouse (includes kitchen, lounge, game room, and Veranda) (Full Day)	\$150	\$150	\$200	\$300
Special Meeting Rental	\$100 for up to 3 hours; each additional hour \$50	N/A	\$200 for up to 3 hours; each additional hour \$50	N/A
LCD Projector and Screen	\$50/day	\$150	Repeal	Repeal
16’ Blowup Movie Screen and Projector	\$150/day	\$300	Repeal	Repeal

\*A half day shall be either daytime (from 11:00 a.m. to 5:00 p.m.), or evening (5:00 p.m. to 11:00 p.m.). A full day shall be from 11:00 a.m. to 11:00 p.m. All times include set-up and clean-up of the rented Amenities. The Amenity Manager has the discretion to set the specific hours of a given rental.

The proposed Amenity Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. Any Amenity Rates not specifically referenced herein shall not change. A copy of the full 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.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.

This public hearing may be continued to a date, time, and place specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770 for aid in contacting the District Office.

Matt O’Nolan, District Manager  
Harrison Ranch Community Development District  
April 11, 202525-00550M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated : ExtraSpace 115 Manatee Ave. W. Bradenton Fl, 34205 on May 1, 2025 at 10:00 AM Napoleon Pompey – Household goods The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property April 11, 18, 202525-00555M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on May 1st, 2025 at 9: 30 AM Ryan Evans - Books and Board Games Julie McFadden - Household The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 11, 18, 202525-00547M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Auction date and time: 05/01/25 @ 10:00AM Extra Space Storage 1930 Cortez Rd W, Bradenton, Fl, 34207 941-302-9918 www.Storage treasures.com Barbara Smith- Household Items, clothes, NicNacs Paul Guck- couple of pool tables/odds and ends 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. April 11, 18, 202525-00549M

FIRST INSERTION
<b>PUBLIC NOTICE OF SALE</b> 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, 8400 Cortez Road W, Bradenton, FL, 34210. 01537 Furniture household items boxes wall hangings suitcases vacuums electronics. 00542 drum set model trains holiday decor totes boxes appliances. 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 11, 18, 202525-00565M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> 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 05/01/2025 9:30am Marion Phillips- Clothes, Misc. Items Tonya Simmons- Household Goods Loria Jones- Household Goods Rene Flores- tools, Christmas stuff, dryer, washer, Household The auction will be listed and advertised on www.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 11, 18, 202525-00548M

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 000652</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>LINDA EILEEN SNYDER A/K/A</b> <b>LINDA E. SNYDER A/K/A</b> <b>LINDA E. WERNER Deceased.</b> The administration of the estate of LINDA EILEEN SNYDER A/K/A LINDA E. SNYDER A/K/A LINDA E. WERNER, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The administration of the estate of LINDA EILEEN SNYDER A/K/A LINDA E. SNYDER A/K/A LINDA E. WERNER, deceased, whose date of death was January 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

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

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative:**  
**STEVEN K. SNYDER**  
6470 Mourning Dove Drive,  
Apt. No. 403 Bradenton, FL 34210  
Attorney for Personal Representative:  
A. BRENT McPEEK, ESQUIRE  
Attorney for Personal Representative  
Florida Bar Number: 0003905  
3986 S. Tamiami Trail  
Venice, FL 34293  
Telephone: (941) 492-3400  
Fax: (941) 492-3422  
E-Mail: brent@mcpeeklawfirm.com  
Secondary E-Mail: shawn@mcpeeklawfirm.com  
April 11, 18, 202525-00571M

FIRST INSERTION
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000670</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>GEORGE O. SAILE a/k/a</b> <b>GEORGE OSCAR SAILE, JR.</b> <b>Deceased.</b> The administration of the estate of GEORGE O. SAILE a/k/a GEORGE OSCAR SAILE, JR., deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,

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

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

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

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

The date of first publication of this notice is April 11, 2025.

**Personal Representative:**  
**ELIZABETH L. ACKERMAN a/k/a**  
**ELIZABETH LYNN SAILE**  
**c/o Jenna Kyle Meltzer**  
802 11th Street West  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
JENNA KYLE MELTZER, Attorney  
E-mail Address:  
jmeltzer@blalockwalters.com  
Secondary E-mail Address:  
jschembrf@blalockwalters.com  
Alternate Secondary E-mail Address:  
mchapman@blalockwalters.com  
Florida Bar No. 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
April 11, 18, 202525-00557M

FIRST INSERTION
<b>CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No. 2023-CA-004897</b> <b>Honorable Judge:</b> <b>EDWARD NICHOLAS</b> <b>PLANET HOME LENDING, LLC</b> <b>Plaintiff, vs.</b> <b>BRIAN BURRESS; VILLAGES OF GLEN CREEK HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF BRIAN BURRESS; UNKNOWN TENANT OCCUPANT #1; UNKNOWN TENANT OCCUPANT #2;</b> <b>Defendants,</b> NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure dated March 31, 2025, in the above-styled cause, Angelina “Angel” Colonnese, as the Clerk of the Circuit Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com at 11:00 AM on July 9, 2025, the following described property: LOT 40, MAGNOLIA LOT 67, VILLAGES OF GLEN CREEK PHASE 1A, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGES 11 THROUGH 19, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TAX ID: 1382113359 COMMONLY KNOWN AS 2436 SAND GABLES TRL,

BRADENTON, FL 34208  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

Respectfully submitted this April 02, 2025  
/s/Matthew T. Wasinger  
Matthew T. Wasinger, Esquire  
Wasinger Law Office, PLLC  
605 E. Robinson, Suite 730  
Orlando, FL 32801  
(407) 308-0991  
Fla. Bar No.: 0057873  
Attorney for Plaintiff  
mattw@wasingerlawoffice.com  
April 11, 18, 202525-00546M



FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **41-2025-CP-000803-CP-AXMA**  
IN RE: ESTATE OF  
**VIRGINIA CHANDLER,**  
aka **VIRGINIA R. CHANDLER**  
**Deceased.**

The administration of the estate of VIRGINIA CHANDLER, also known as VIRGINIA R. CHANDLER, deceased, whose date of death was December 8, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2025.

**ERIK P. SHUMAN, ESQUIRE**  
**Personal Representative**  
P.O. Box 1870  
Melbourne, FL 32902  
Erik P. Shuman, Esquire  
Attorney for Personal Representative  
Florida Bar No. 990681  
GrayRobinson, P.A.  
P.O. Box 1870  
Melbourne, FL 32902  
Telephone: 321-727-8100  
Email:  
erik.shuman@gray-robinson.com  
Secondary Email:  
kim.dexter@gray-robinson.com  
April 11, 18, 2025 25-00560M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025 CP 0594**  
IN RE: ESTATE OF  
**JEAN M. STRAUSS**  
**Deceased.**

The administration of the estate of Jean M. Strauss, deceased, whose date of death was October 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W.. 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

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025 CP 819 AX**  
IN RE: ESTATE OF  
**JAMES H. HAMMOND,**  
**Deceased.**

The administration of the estate of JAMES H. HAMMOND, deceased, whose date of death was March 20, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee Clerk of Circuit Court, P.O. Box 25400 Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 11, 2025.

**Personal Representative:**  
**MARK CHMIELEWSKI**  
3523 North Lockwood Ridge Road  
Sarasota, FL 34234  
Attorney for Personal Representative:  
DOUGLAS J. ELMORE  
Florida Bar No. 0020858  
Williams Parker Harrison Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email  
Addresses for service:  
Primary:  
delmore@williamsparker.com  
Secondary:  
ltraver@williamsparker.com  
April 11, 18, 2025 25-00559M

FIRST INSERTION

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is April 11, 2025

**Personal Representative:**  
**Patrick L. Smith**  
179 N US Hwy 27, Ste. F  
Clermont, Florida 34711  
Attorney for Personal Representative:  
Patrick L. Smith, Attorney  
Florida Bar Number: 27044  
179 N US Hwy 27  
Suite F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 989-4265  
E-Mail:  
patrick@attorneypatricksmith.com  
Secondary E-Mail:  
becky@attorneypatricksmith.com  
April 11, 18, 2025 25-00545M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-000466 AXMA**  
IN RE: ESTATE OF:  
**LILLIAN E. ROBIDEAU a/k/a**  
**LILLIAN EMILY ROBIDEAU,**  
**Deceased.**

The administration of the estate of LILLIAN E. ROBIDEAU, deceased, whose date of death was November 30, 2024; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is: April 11, 2025.

**Richard A. Robideau**  
**Personal Representative**  
7047 White Willow Court  
Sarasota, Florida 34243  
Dave M. Evans, Jr.  
Attorney for Personal Representative  
Email: DEvans@leeandevans.com  
Secondary Email:  
SKrauss@leeandevans.com  
Florida Bar No. 1013511  
Lee & Evans, P.A.  
2601 Cattlemen Road, Suite 503  
Sarasota, Florida 34232  
Telephone: 941-954-0067  
April 11, 18, 2025 25-00567M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025-CP-000335**  
IN RE: ESTATE OF:  
**ROBERT LOIS SIEFFER**  
**Deceased.**

The administration of the estate of ROBERT LOIS SIEFFER, deceased, whose date of death was February 23, 2024; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 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 11, 2025.

**CHRISTINA M. SIEFFER**  
**Personal Representative**  
2416 Palma Sola Blvd.  
Bradenton, Florida 34209

Thomas A. Moseley  
Attorney for Personal Representative  
Email:  
tom@bradentonattorneyatlaw.com  
Florida Bar No. 0333689  
Thomas A. Moseley Chartered  
1724 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: 941-747-8185  
April 11, 18, 2025 25-00542M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025 CP 36**  
Division **PROBATE**  
IN RE: ESTATE OF  
**LESLIE F. RYAN**  
**Deceased.**

The administration of the estate of Leslie F. Ryan, deceased, whose date of death was June 29, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is April 11, 2025

**Derek A. Olson**  
**C/O Charles H. Webb, Esq.**  
**WEBB & WELLS, PA**  
P.O. Box 1849  
Anna Maria, FL 34216  
/s/ Charles H. Webb  
Charles H. Webb, Esq.  
Attorney for the  
Personal Representative  
Florida Bar Number: 622788  
WEBB & WELLS, PA  
P.O. Box 1849  
Anna Maria, FL 34216  
Telephone: (941) 778-7054  
April 11, 18, 2025 25-00544M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025 CP 0633 AX**  
Division **Probate**  
IN RE: ESTATE OF  
**WILLIAM PATRICK MCGINNIS,**  
**Deceased.**

The administration of the estate of WILLIAM PATRICK MCGINNIS, deceased, whose date of death was March 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2025.

**Person Giving Notice:**  
**WILLIAM PATRICK**  
**MCGINNIS, JR.**  
**c/o Jaime R. Mendez, Esq.**  
600 Washington Ave Ste 2500  
St. Louis, MO 63101-1311  
Attorney for Personal Representative:  
JORDAN J. RICCARDI, ESQ.  
E-Mail Addresses:  
jriccardi@icardmerrill.com  
kcapp@icardmerrill.com  
Florida Bar No. 0100363  
Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA  
2033 Main St Ste 600  
Sarasota, FL 34237  
Telephone: (941) 366-8100  
April 11, 18, 2025 25-00556M

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. **2025CP401**  
Judge **Diana Moreland**  
IN RE: ESTATE OF  
**DOROTHY K. STRICKLAND**  
**Deceased**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Dorothy K. Strickland, deceased, Case No. 2025 CP 401 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 October 20, 2024; that the total value of the estate is approximately \$305,000, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Timothy H. Strickland  
Jody K. Nader  
Charles B. Strickland  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 11, 2025.

**Person Giving Notice:**  
**JODY K. NADER**  
8812 52nd Ave East  
Palmetto, Florida 34221  
Attorney for Person Giving Notice:  
JENNIFER L. HAMEY (0123046)  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222  
(941) 932-6217  
jenniferhamey@gmail.com  
April 11, 18, 2025 25-00558M

FIRST INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. **2025 CP 0502**  
Division **Probate**  
IN RE: ESTATE OF  
**Virginia Ann Hathaway**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Virginia Ann Hathaway, deceased, File Number 2025 CP 0502; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton Florida; that the decedent's date of death was June 25, 2024; that the total estimated value of the estate is \$8,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Christopher A. Keller  
41 Rockaway Ave  
Rockaway, NJ 07866  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is April 11, 2025

**Person Giving Notice:**  
**Christopher A. Keller**  
41 Rockaway Ave  
Rockaway, NJ 07866  
Attorney for Person Giving Notice:  
Rodney D. Gerling, Esq.  
Florida Bar No. 0554340  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East  
Bradenton, Florida 34203  
Telephone: (941) 756-6600  
Email:  
rgerling@gerlinglawgroup.com  
April 11, 18, 2025 25-00543M

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-721**  
IN RE: THE ESTATE OF  
**MANIRAM BACHU,**

The administration of the estate of MANIRAM BACHU, deceased, File Number 2025-CP-721, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was April 11, 2025.

Signed on April 2, 2025,  
/s/ Uma Bachu  
**Uma Bachu**  
**Personal Representative**  
s/Damian M. Ozark  
Damian M. Ozark, Esquire  
The Ozark Law Firm, P.A.  
Florida Bar No. 0582387  
1904 Manatee Avenue West, Ste. 300  
Bradenton, Florida 34205  
Telephone: (941)750-9760  
dmozark@ozarklawfirm.com  
April 11, 18, 2025 25-00554M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
FILE NUMBER:  
**2024CP-002524-AX**  
IN RE: ESTATE OF  
**JOHN LEROY WARD,**  
**Deceased.**

The administration of the estate of JOHN LEROY WARD, deceased, whose date of death was June 11, 2024, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division; File Number 2024CP-002524-AX; whose physical address is 1115 Manatee Avenue West, Bradenton, FL 34205 and whose mailing address is Attn: Probate and Guardianship, 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. The Fiduciary lawyer-client privilege in Section 90.5021, Florida Statutes applies with respect to the personal representative and any attorney employed by the personal representative.

All creditors of the decent and other persons, who have claims or demands against decedent's estate, including unmatre, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including 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 FIRST PUBLICATION OF THIS NOTICE IS April 11, 2025.

**Personal Representative**  
**VIVIANA ESPINOSA PADILLA**  
2118 53rd Avenue West  
Bradenton, Florida 34207  
Attorney for Personal Representative  
/s/ RICARDO SANTANDER,  
ESQUIRE  
RICARDO SANTANDER, P.A.  
206 Easton Drive  
Lakeland, FL 33803  
Tel.: (863) 688-5252  
Fax: (888) 564-0141  
E-mail: ricardosantander@aol.com  
Florida Bar No. 0478652  
April 11, 18, 2025 25-00564M

PUBLISH YOUR  
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Email  
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FLORIDA'S HIGHEST RATED FOR THE C-SUITE  
1/20/2578 4/17

# Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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

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

**prevent government officials from hiding information**

they would prefer the public not to see

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

- Accessibility**
- Independence**
- Verifiability**
- Archivability**

**Publishing notices on the internet is neither cheap nor free**

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

## Types Of Public Notices

### Citizen Participation Notices

- |                                  |   |
|----------------------------------|---|
| Government Meetings and Hearings | Land and Water Use                      |
| Meeting Minutes or Summaries     | Creation of Special Tax Districts       |
| Agency Proposals                 | School District Reports                 |
| Proposed Budgets and Tax Rates   | Zoning, Annexation and Land Use Changes |

### Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

### Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

## Stay Informed, It’s Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](https://Legals.BusinessObserverFL.com)  
To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412025CA000214CAAXMA</b> <b>CITIZENS BANK, N.A.,</b> <b>Plaintiff, vs.</b> <b>DAVID CHARLOT; BLANE</b> <b>T. CHARLOT A/K/A BLANE</b> <b>CHARLOT; SUNNOVA TE</b> <b>MANAGEMENT, LLC,</b> <b>Defendant(s).</b> TO: David Charlot Residence Unknown Blane T. Charlot a/k/a Blane Charlot Residence Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County,</p>	<p>Florida: LOT 115, OF POLO RUN PHASE 1A AND 1B, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 61, PAGE 76, OF THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. Street Address: 18104 Polo Trail, Bradenton, Florida 34211 has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on McCabe, Weisberg &amp; Conway, LLC, Plaintiff's attorney, whose address is 3222 Com- merce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for</p>
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412024CA001673CAAXMA</b> <b>NEWREZ LLC D/B/A</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING,</b> <b>Plaintiff, vs.</b> <b>ESTATE OF HILDA M. COLEMAN,</b> <b>DECEASED; UNKNOWN</b> <b>HEIRS, DEVISEES, GRANTEES,</b> <b>ASSIGNEES, CREDITORS,</b> <b>LIENORS, TRUSTEES OF HILDA</b> <b>M. COLEMAN, DECEASED; MARK</b> <b>ALLEN MORGAN; MICHAEL</b> <b>GEORGE MORGAN; CORTEZ</b> <b>VILLAS CONDOMINIUM 12</b> <b>ASSOCIATION, INC.; UNKNOWN</b> <b>TENANT(S) IN POSSESSION</b> <b>#1 and #2, and ALL OTHER</b> <b>UNKNOWN PARTIES, et.al.,</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated April 3, 2025, entered in Civil Case No.: 412024CA001673CAAXMA of the</p>	<p>Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff, and ESTATE OF HILDA M. COLEMAN, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF HILDA M. COLEMAN, DECEASED; MARK ALLEN MORGAN; MICHAEL GEORGE MORGAN; CORTEZ VILLAS CONDOMINIUM 12 ASSOCIATION, INC.; ALL OTHER UNKNOWN PARTIES, including, if a named defendant is deceased, the personal representatives, the surviving spouse, heirs, devisees, grantees, creditors, and all other parties claiming, by, through, under or against that defendant, and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any of the above named or described defendants, are Defendants. ANGELINA COLONNESO, The Clerk of the Circuit Court, will sell to the highest bidder for cash, at www. manatee.realforeclose.com, at 11:00</p>
<p><b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 24-CA-1829</b> <b>CITY OF BRADENTON,</b> <b>Plaintiff, v.</b> <b>BERNARD S. HIRD, JR.,</b> <b>Defendant(s),</b> TO: BERNARD S. HIRD, JR., Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore- closed here. You are hereby notified of the institu- tion of this action by the Plaintiff against the Defendants, involving the following described property in Mana- tee County, Florida, to-wit: BEGIN 143 feet South of the SE intersection of Graham Avenue (now Seventh Avenue) and Oak Street (now Tenth Street) thence East 128.3 feet, thence South 67.3 feet, thence West 127 feet, thence North 67.3 feet to the Point of Beginning, being Par- cel marked 'Robert Glazier' as shown in Plat Book 6, Page 26, of the Public Records of Mana- tee County, Florida, in Section 25, Township 34 South, Range 18 East. Address: 717 10th Street East, Bradenton, FL 34208 Parcel Number: 3232500003 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiff's attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to</p>	<p>ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated on 4/8, 2025. Angelina "Angel" Colonnese Clerk of said Court (SEAL) By: K. Gaffney As Deputy Clerk McCabe, Weisberg &amp; Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400018 April 11, 18, 2025 25-00568M</p>

FIRST INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, STATE OF FLORIDA, PROBATE DIVISION <b>REF: 2025-CP-00667</b> <b>IN RE: ESTATE OF</b> <b>RALPH MICHAEL LENTZ a/k/a</b> <b>RALPH M. LENTZ,</b> <b>Deceased.</b> The administration of the estate of RALPH MICHAEL LENTZ a/k/a RALPH M. LENTZ, deceased, whose date of death was on February 1, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate De- partment, 1115 Manatee Avenue West, Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's At- torney are set forth below. All creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF- TER THE DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claim with this</p>	<p>court WITHIN THREE MONTHS AF- TER THE DATE OF THE FIRST PUB- LICATION 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 sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity 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 speci- fied 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 DECEDENTS' DEATH IS BARRED. The date of first publication of this Notice is April 11, 2025. <b>Personal Representative:</b> <b>Casey Lentz</b> <b>c/o McLane McLane &amp; McLane</b> <b>275 N Clearwater-Largo Road</b> <b>Largo, FL 33770</b> Attorney for Personal Representative: Sara Evelyn McLane 275 N. Clearwater-Largo Road Largo, FL 33770-2300 (727) 584-2110 mclane@mclane-law.com April 11, 18, 2025 25-00566M</p>
<p><b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 41-2025-CA-000164</b> <b>METROPOLITAN LIFE</b> <b>INSURANCE COMPANY,</b> <b>Plaintiff, vs.</b> <b>LOUIS PHILLIPE DILAURO A/K/A</b> <b>LOUIS PHILLIPE SEAMUS DI</b> <b>LAURO, et. al.</b> <b>Defendant(s),</b> TO: LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAURO, UNKNOWN SPOUSE OF LOUIS PHILLIPE DILAURO A/K/A LOUIS PHILLIPE SEAMUS DI LAU- RO, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 1 AND THE NORTH 19.75 FEET OF LOT 2, BLOCK L, BEARS'S SUBDIVISION, AS PER PLAT THEREOF RE- CORDED IN PLAT BOOK 1, PAGE 324, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con- gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service</p>	<p>on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the complaint or petition filed herein. In and for Manatee County: If you cannot afford an attorney, con- tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis- tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 4th day of APRIL, 2025. ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT BY: Deputy Clerk BY: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT Robertson, Anschutz, Schneid, Crane &amp; Partners, PLLC 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-225246 April 11, 18, 2025 25-00562M</p>
<p><b>NOTICE OF ACTION -</b> <b>CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 24-CA-1829</b> <b>CITY OF BRADENTON,</b> <b>Plaintiff, v.</b> <b>BERNARD S. HIRD, JR.,</b> <b>Defendant(s),</b> TO: BERNARD S. HIRD, JR., Whose residence is unknown, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being fore- closed here. You are hereby notified of the institu- tion of this action by the Plaintiff against the Defendants, involving the following described property in Mana- tee County, Florida, to-wit: BEGIN 143 feet South of the SE intersection of Graham Avenue (now Seventh Avenue) and Oak Street (now Tenth Street) thence East 128.3 feet, thence South 67.3 feet, thence West 127 feet, thence North 67.3 feet to the Point of Beginning, being Par- cel marked 'Robert Glazier' as shown in Plat Book 6, Page 26, of the Public Records of Mana- tee County, Florida, in Section 25, Township 34 South, Range 18 East. Address: 717 10th Street East, Bradenton, FL 34208 Parcel Number: 3232500003 has been filed against you and you are required to serve a copy of your written defenses, if any, on plaintiff's attorney, to wit: MATTHEW D. WEIDNER, ESQUIRE, whose address is 856 2nd Avenue North, St. Petersburg, Florida 33701, on or before 30 days from the first publication of this Notice, and to</p>	<p>file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or im- mediately thereafter. IF A DEFENDANT FAILS TO DO SO, A DEFAULT WILL BE ENTERED AGAINST THAT DE- FENDANT FOR THE RELIEF DE- MANDERED IN THE COMPLAINT OR PETITION THIS NOTICE SHALL BE PUB- LISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS. In and for Manatee County: If you cannot afford an attorney, con- tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis- tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on 4/9, 2025. ANGELINA COLONNESO Clerk of the Circuit Court (Court Seal) By: As Deputy Clerk MATTHEW D. WEIDNER, ESQUIRE, 856 2nd Avenue North, St. Petersburg, Florida 33701 April 11, 18, 2025 25-00572M</p>

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ACTIONS / SALES ---

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FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION <b>CASE NO.:</b> <b>412024CA001979CAAXMA</b> <b>FIRST HORIZON BANK</b> <b>Plaintiff(s), vs.</b> <b>DESMOND GIOVANNI MICK;</b> <b>JOHN P. MICK;</b> <b>RONALD MICK; JOHN P. MICK AS</b> <b>PERSONAL REPRESENTATIVE</b> <b>OF THE ESTATE OF LINDA</b> <b>MICK; UNKNOWN TENANT IN</b> <b>POSSESSION UNIT A: UNKNOWN</b> <b>TENANT IN POSSESSION UNIT B:</b> <b>Defendant(s).</b> TO: RONALD MICK LAST KNOWN ADDRESS: 5617 21st Street Court West, Unit A &amp; B, Braden- ton, FL 34207 CURRENT ADDRESS: UNKNOWN YOU ARE HEREBY NOTIFIED that a civil action has been filed against you in the Circuit Court of Manatee County, Florida, to foreclose certain real property described as fol- lows: THE NORTH 1/2 OF LOT M, MOORE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 58, OF</p>	<p>THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. AND THE SOUTH 1/2 OF LOT M, MOORE ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 13, PAGE 58, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA.. Property address: 5617 21st Street Court West, Unit A &amp; B, Bradenton, FL 34207 You are required to file a written re- sponse with the Court and serve a copy of your written defenses, if any, to it on Padgett Law Group, whose address is 6267 Old Water Oak Road, Suite 203, Tallahassee, FL 32312, at least thirty (30) days from the date of first pub- lication, and file the original with the clerk of this court either before service on Plaintiff’s attorney or immediately thereafter; otherwise, a default will be entered against you for the relief de- manded in the complaint. In and for Manatee County: If you cannot afford an attorney, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-</p>
	<p>tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this the 8TH day of APRIL, 2025. CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: Deputy Clerk BY: ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT Padgett Law Group 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 attorney@padgettlawgroup.com TDP File No. 24-011922-1 April 11, 18, 202525-00569M</p>
	<p>in and for Manatee County, Florida, wherein, MICHIGAN MUTUAL, INC. is the Plaintiff, and ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 31, 2025 in Civil Case No. 2023 CA 004030, of the Circuit Court of the TWELFTH Judicial Circuit</p>
	<p>in and for Manatee County, Florida, wherein, MICHIGAN MUTUAL, INC. is the Plaintiff, and ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina “Angel” Colonneseo will sell to the high- est bidder for cash at www.manatee. realforeclose.com on June 4, 2025 at 11:00:00 AM EST the following de- scribed real property as set forth in said Final Judgment, to wit: LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D, &amp; 6E, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-</p>
	<p>DA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the his pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this 4th day of April, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-839B April 11, 18, 202525-00561M</p>

SUBSEQUENT INSERTIONS

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ACTION / PUBLIC SALES / TAX DEED ---

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THIRD INSERTION	
<p><b>Notice of business closure.</b> We are formally announcing the closing of all operations for Trendstar Corporation as of July 31, 2025 This decision comes after careful consideration of the market conditions, and various factors impacting the business opera- tions. 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 &amp; collaboration. Any and all credit claims, payments &amp; any open balances need to be satisfied within 90 days of this notice &amp; 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</p>	
	25-00486M
FOURTH INSERTION	
<p><b>AMENDED NOTICE OF ACTION FOR PUBLICATION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No.: 2025 DR 150</b> <b>Division: 3</b> <b>IN RE: NAME CHANGE OF CHILD:</b> <b>CHARLES TERRY,</b> <b>Petitioner, and</b> <b>MEGAN SMITH,</b> <b>Respondent.</b> TO: Megan Smith DOB: 01/12/1988 Age: 37 Race: White Hair Color: unknown Eye Color: unknown Height: Unknown Date of Birth of minor children: 12/29/2022 Place of Birth of minor child: Sarasota County, Florida YOU ARE NOTIFIED that an action for PETITION FOR NAME CHANGE MINOR CHILD has been filed against you. You are required to serve a copy of your written defenses, if any, to this ac-</p>	<p>tion on Tinley M. Rudd, Esquire, Peti- tioner’s attorney, whose address is 2127 Ringling Blvd., Suite 103, Sarasota, FL 34237, on or before 04-23-2025, and file the original with the clerk of this court at Manatee County Court- house, 1115 Manatee Ave W, Braden- ton, FL 34205, either before service on Petitioner’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the petition. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re- quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ- ing dismissal or striking of pleadings. In and for Manatee County: If you cannot afford an attorney, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis- tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service</p>
	<p>at (800) 342-8011. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this 12 day of MARCH, 2025. Angelina Colonneseo 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, 202525-00422M</p>
THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Certificate Number: 2022-2367 Tax Deed #:2025TD0000004 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 21090000006 Property Address: 1214 72ND STREET CT E PALMETTO, FL 34221 Names in which assessed: COSTER SULLIVAN, EDNA SULLIVAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 04/28/2025 at 10:00 am, by Angelina Colonneseo, Manatee County Clerk of the Courts. Mar. 28; Apr. 4, 11, 18, 202525-00467M</p>	
THIRD INSERTION	
<p><b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Certificate Number: 2022-557 Tax Deed #:2025TD0000005 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 Colonneseo, Manatee County Clerk of the Courts. Mar. 28; Apr. 4, 11, 18, 202525-00468M</p>	
FOURTH INSERTION	
<p><b>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2023CA005064AX</b> <b>LOANDEPOT.COM, LLC,</b> <b>Plaintiff, v.</b> <b>GARY WILLIAM MINK; JANICE</b> <b>RUTH MINK; UNKNOWN SPOUSE</b> <b>OF GARY WILLIAM MINK;</b> <b>UNKNOWN SPOUSE OF JANICE</b> <b>RUTH MINK; ALL UNKNOWN</b> <b>HEIRS, BENEFICIARIES,</b> <b>LEGATEES, DEWISEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>CREDITORS AND ANY OTHER</b> <b>PERSON CLAIMING BY,</b> <b>THROUGH, UNDER OR AGAINST</b> <b>DEBORAH LYNN MINK,</b> <b>DECEASED; UNKNOWN TENANT</b> <b>#1; UNKNOWN TENANT #2;</b> <b>AND ALL UNKNOWN PARTIES</b> <b>IN POSSESSION IF THE ABOVE</b> <b>DEFENDANTS ARE ALIVE AND</b> <b>IF ONE OR MORE OF SAID</b> <b>DEFENDANTS ARE DEAD,</b> <b>THEIR UNKNOWN SPOUSES,</b> <b>HEIRS, DEWISEES, GRANTEES,</b> <b>PERSONAL REPRESENTATIVES,</b> <b>CREDITORS AND ALL PARTIES</b> <b>HAVING OR CLAIMING BY,</b> <b>THROUGH OR AGAINST THEM;</b> <b>AND ALL PARTIES CLAIMING</b> <b>TO HAVE ANY RIGHT, TITLE OR</b> <b>INTEREST IN THE PROPERTY</b> <b>DESCRIBED IN THE COMPLAINT,</b> <b>Defendant(s).</b> To the following Defendant(s): JANICE RUTH MINK (Last Known Address: 238 57TH CT E, PALMETTO, FL 34221) UNKNOWN SPOUSE OF JANICE RUTH MINK (Last Known Address: 238 57TH C TE, PALMETTO, FL 34221) YOU ARE NOTIFIED that an action to foreclose based on boundaries estab- lished by acquiescence, on the following described property: THE FOLLOWING DE- SCRIBED PROPERTY SITU-</b></p>	<p>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 AN- GLE OF 89°39’ WITH LAST DESCRIBED LINE A DIS- TANCE 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 45TH AVENUE CIR W, BRA- DENTON, FL 34207 has been filed against you and you are required to serve a copy of your written</p>

SECOND INSERTION	
<p><b>NOTICE OF PUBLIC SALE</b> 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. <b>PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690</b> <b>Time: 09:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0041 - House, Henry; 0070 - Moore, Troy; 0126 - Scott, Brea; 0156 - York, Matthew; 0187 - Knight, Theodore; 0193 - Bateman, Tracy; 1092 - Randall, Lakenyah; 1095 - Colter, Kamaurion; 2017 - Rausch, Carrie; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 3092 - Puffenburger, Tina K; 3152 - Johnson, Ashia; 4018 - Ahier, Clinton; 4186 - Harris, Gwindolyn; 4249 - Johnson, Shane <b>PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203,</b> <b>(941) 217-7078</b> <b>Time: 10:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 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 <b>PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531</b> <b>Time: 11:00 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 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 - Poffi, Elizabeth; E25CC - Schellenberger, Harmony; K20CC - Lee, DeAdra; L17CC - Pittman, Christina <b>PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430</b> <b>Time: 11:30 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 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 <b>PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207,</b> <b>(941) 217-7473</b> <b>Time: 12:30 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> A032 - Arline, Acacia; A033 - Mcgee, Susan; A072 - Deshawn, Laquylon; 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, Kareem; 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 <b>PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339</b> <b>Time: 01:00 PM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0103 - jurado, ruby; 0139 - Bagley, Kisha; 0222 - Foster, Michael; 0231 - Raley, Amber; 0259 - Beach, George; 0271 - williams, kadian; 0315 - Mayer, Jerome; 1107 - Monzon, Oreste; 1112 - Stephens, Tom; 1125 - cowgill, Matthew; 2173 - Moore, Jarrod; 3162 - Garvin, Jasmine Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. April 4, 11, 202525-00517M</p>	



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ACTIONS / SALES / ESTATES ---

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SECOND 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,

Florida Statutes.

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

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

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

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

**Personal Representative:**  
**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.  
Attorney  
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 25-00533M

SECOND INSERTION

**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 Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**  
**Martin N. Hauber**  
2111 6TH ST 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@rmelliottes.com  
April 4, 11, 2025 25-00529M

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

**Personal Representative:**  
**Martin N. Hauber**  
2111 6TH ST 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@rmelliottes.com  
April 4, 11, 2025 25-00529M

SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT IN AND  
FOR MANATEE COUNTY, FLORIDA  
**Case No. 2023CC7165AX**  
**SHORELINE TERRACES V**  
**ASSOCIATION, INC., a Florida**  
**corporation not for profit,**  
**Plaintiff, vs.**  
**SUSAN LYONS,**  
**Defendant.**

Notice is hereby given that Angelina "Angel" Colonnese, Clerk of Circuit Court of Manatee County, Florida, will, on April 23, 2025, at 11:00 AM, conduct 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 situated in Manatee County, Florida, to wit:

Condominium Unit 949, SHORELINE TERRACES V AT PERICO BAY CLUB CONDOMINIUM PHASE II, a condominium, according to the Declaration thereof as recorded in Official Records Book 1253, at Pages 311 through 390, inclusive, as amended, and all amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest in the common elements appurtenant thereto.

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 number 2023CC7165AX.

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

"If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call 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: March 27, 2025  
ROBERT W. HENDRICKSON, III  
For the Court  
/s/  
Florida Bar Number: 279854  
Plaintiff's attorney:  
Robert W. Hendrickson, III, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
bob@manateelegal.com  
April 4, 11, 2025 25-00516M

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

"If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may call 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: March 27, 2025  
ROBERT W. HENDRICKSON, III  
For the Court  
/s/  
Florida Bar Number: 279854  
Plaintiff's attorney:  
Robert W. Hendrickson, III, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
bob@manateelegal.com  
April 4, 11, 2025 25-00516M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL  
CIRCUIT IN AND FOR MANATEE  
COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-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, deceased, 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, Bradenton, FL 34206.

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

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

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

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

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

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

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

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

**Deborah Jane Kennett**  
**Personal Representative**  
10 Schenk Street  
Bath, Ontario KOH 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

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

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

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

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

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

**Deborah Jane Kennett**  
**Personal Representative**  
10 Schenk Street  
Bath, Ontario KOH 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

SECOND INSERTION

**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 GIVEN 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 DEVELOPMENT are Defendants, the Office of Angelina "Angel" Colonnese, 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 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

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

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN AND  
FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2025CA000123**  
**PENNYMAC LOAN SERVICES,**  
**LLC,**  
**Plaintiff, vs.**  
**UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, AND**  
**ALL OTHERS WHO MAY CLAIM**  
**AN INTEREST IN THE ESTATE OF**  
**JOSEPH F. RYDER A/K/A JOSEPH**  
**FRANCIS RYDER, et.al.,**  
**Defendants.**

TO: 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, FLORIDA.

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 OBSERVER) and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

In and for Manatee County:

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

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, 2025.

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  
April 4, 11, 2025 25-00504M

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

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court this 26th day of MARCH, 2025.

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  
April 4, 11, 2025 25-00504M

SECOND 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,**  
**Plaintiff, vs.**  
**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, 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 (LAST KNOWN ADDRESS)  
4006 29TH AVE WEST  
BRADENTON, FLORIDA 34205

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

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

WITNESS my hand and the seal of this Court this 1ST day of April, 2025.

ANGELINA (ANGEL) COLONNESO  
As Clerk of the Court  
By As Deputy Clerk

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

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

WITNESS my hand and the seal of this Court this 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@kahaneandassociates.com  
24-00614 JPC  
April 4, 11, 2025 25-00534M

SECOND 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 below.

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

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

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

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

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

The date of first publication of this notice is 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.com  
April 4, 11, 2025 25-00538M

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.com  
April 4, 11, 2025 25-00538M

SECOND 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 JOSEFINA HAZA, deceased, whose date of death was OCTOBER 29, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The 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

OR

e-mail legal@businessobserverfl.com

Business

Observer

402425



--- PUBLIC SALES / ESTATES ---	
<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 6403 E State Road 64, Bradenton, FL, 34208 Manatee County Mary Bell- Bike, Boxes, Household Goods, Tools, Totes, Toys. Tametris Wilson- Wheelchair, Walker, Bags, Clothes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 202525-00525M</div>	<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 10415 Portal Crossing, Bradenton, FL, 34211 Jannel James- Christmas tree, Totes, basket, Rug, Bag with blanket, Bassinet, Misc household goods. Harrison Murphy- Chainsaw, Gas can, Auto parts, Cooler, Metal Workbench, Wheelbarrow, Heavy duty straps, Load lock, Gardening tools, Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 202525-00523M</div>
<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Nellymar Castaneda 01289 BOXES, LAWN EQUIPMENT, SPEAKERS, AIR COMPRESSOR, MISC ITEMS VEHICLE NOT INCLUDED IN SALE . Christopher Reids 01216 SOLAR PANELS, TIRES, TOTES, MISC ITEMS. Javaris Jones 01267 CLOTHING RACKS, SAFE, ELECTRONICS, RETAIL STORE ITEMS. Dave Brickey [A8X4] 00683 SHELIVING, COOLERS, MISC ITEMS, CANOPY TENT. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 202525-00509M</div>	<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Yaradalexis Gutierrez 01671 . anne winslow 00814 . Roxanne Phelps 01373 . Gail Stanford 00809 . Steve Watkins 08017 . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.” April 4, 11, 202525-00510M</div>
<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP000360</b> <b>IN RE: ESTATE OF JOANNE I. SAMPSON</b> <b>Deceased.</b> The administration of the estate of Joanne I. Sampson, deceased, whose date of death was on or about January 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 04/04/2025. <b>Nicos Panciocco,</b> <b>Personal Representative</b> 435 South O'Brian Street Seymour, Indiana 47274 Matthew D. Unzicker, Esq. Attorney for Personal Representative Florida Bar Number: 1015962 BERLIN PATTEN EBLING 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 Fax: (941) 907-9024 E-Mail: munzicker@berlinpatten.com Secondary E-Mail: probate@berlinpatten.com April 4, 11, 202525-00512M</div>	<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-0654</b> <b>IN RE: ESTATE OF: LOUIS R. MAZZIE, JR., Deceased.</b> The administration of the estate of LOUIS R. MAZZIE, JR., deceased, whose date of death was February 4, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, 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. <b>Debra Lynn Hallenbake</b> <b>Personal Representative</b> 3718 65th Avenue East Sarasota, FL 34243 Dave M. Evans, Jr., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE &amp; 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, 202525-00506M</div>
<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> 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, 202525-00520M</div>	<div>SECOND INSERTION</div> <div><b>COLONIAL MANOR MHC HOLDINGS, LLC</b> <b>900 9TH AVENUE EAST PALMETTO, FL 34221</b> <b>NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)</b> (Certified Mail, Return Receipt Required and by Regular Mail)  TO: DAVID GLENN WALLS, SARA WALLS, NATHANIEL WALLS ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East; Lot #21 Palmetto, Florida 34221 CMRR#: 9589-0710-5270-0136-5667-98  When you vacated the premises at 900 9th Avenue East; Lot #21, Palmetto, FL 34221, the following personal property remained: 1970 BELM UNKNOWN COLOR UNKNOWN MODEL; SINGLE 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)  April 4, 11, 202525-00540M</div>
<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File Number 2025 CP 000519</b> <b>IN RE: ESTATE OF AXEL KARL GUNNAR ABERG A/K/A A. K. GUNNAR ABERG, Deceased.</b> The administration of the ESTATE OF AXEL KARL GUNNAR ABERG a/k/a A. K. GUNNAR ABERG, deceased, whose date of death was November 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is April 4, 2025. <b>Personal Representative:</b> <b>LAUREL J. ABERG</b> 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, 202525-00513M</div>	<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 644</b> <b>Division Probate</b> <b>IN RE: ESTATE OF MARK WILLIAMS PALMER Deceased.</b> 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 4, 2025. <b>Personal Representative:</b> <b>Timothy P. Lehman</b> 9129 16th Ave Cir NW Bradenton, Florida 34209 Attorney for Personal Representative: Thomas W. Harrison, Attorney Florida Bar Number: 334375 DYE HARRISON KNOWLES KIRKLAND PRATT &amp; DEPAOLA, PLLC 1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: twh@dyeharrison.com April 4, 11, 202525-00514M</div>
<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000107 AX</b> <b>IN RE: ESTATE OF VALENE FAY LOFTIS LONG, Deceased.</b> 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: April 4, 2025. Signed on January 13, 2025. <b>Darryl L. Long</b> <b>Personal Representative</b> 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, 202525-00505M</div>	<div>SECOND INSERTION</div> <div><b>PUBLIC NOTICE OF SALE</b> NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of April, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Brian Beck- trunk, baby stroller, table saw mic items, pillow. Ceraina Summers -shelf, filing cabinet, totes, bags, mattresses wall art, household items, mic items, lockbox, and clothes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. April 4, 11, 202525-00524M</div>
<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP000360</b> <b>IN RE: ESTATE OF JOANNE I. SAMPSON</b> <b>Deceased.</b> The administration of the estate of Joanne I. Sampson, deceased, whose date of death was on or about January 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 04/04/2025. <b>Nicos Panciocco,</b> <b>Personal Representative</b> 435 South O'Brian Street Seymour, Indiana 47274 Matthew D. Unzicker, Esq. Attorney for Personal Representative Florida Bar Number: 1015962 BERLIN PATTEN EBLING 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 Fax: (941) 907-9024 E-Mail: munzicker@berlinpatten.com Secondary E-Mail: probate@berlinpatten.com April 4, 11, 202525-00512M</div>	<div>SECOND INSERTION</div> <div><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000708</b> <b>IN RE: ESTATE OF JOHN F. SHERIDAN, Deceased.</b> The administration of the estate of JOHN F. SHERIDAN, deceased, whose date of death was June 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, 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. <b>AMY COLLEEN SHERIDAN</b> <b>Personal Representative</b> 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: jriversa@hnh-law.com April 4, 11, 202525-00507M</div>
<div>SECOND INSERTION</div> <div><b>NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2025-CA-000484</b> <b>In re: VENTURE MEDICAL OF FLORIDA, LLC, Assignor, to LARRY S. HYMAN, Assignee.</b> TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about March 13, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by VENTURE MEDICAL OF FLORIDA, LLC, Assignor, with its principal place of business at 9403 9th Ave NW, Bradenton, FL 34209, to Larry S. Hyman, Assignee, whose address is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County. 2. YOU ARE HEREBY FURTHER NOTICED that 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, 202525-00508M</div>	



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ACTIONS / SALES / ESTATES ---

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SECOND INSERTION

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

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

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

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

A Personal Representative or cura-

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

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

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

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

**Robert D. Hines**  
**Curator**  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612

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

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

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of GERALDINE RILEY LETO, also known as GERALDINE L. LETO, deceased, File Number 2025-CP-0432; by the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206; that the decedent's date of death was October 18, 2024; that the total value of the estate is \$44,900.00 and that the names and addresses of those to whom it has been assigned by such order are:

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

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provi-

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

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

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

**TODD MARTIN RILEY**  
**Person Giving Notice**  
623 Spanish Way East  
Fernandina Beach, FL 32034

M. Brandon Robinson, Esq.  
Attorney for Person Giving Notice  
Email:  
brobinson@barneswalker.com  
Secondary Email:  
mcarmichael@barneswalker.com  
Florida Bar No. 0119364  
BARNES WALKER, GOETHE,  
PERRON, SHEA & ROBINSON,  
PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: 941-741-8224  
April 4, 11, 2025 25-00502M

SECOND INSERTION

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

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

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-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, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

**Dianne Marie Zagorski**  
**Personal Representative**  
15435 Trinity Fall Way  
Bradenton, FL 34212

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

SECOND INSERTION

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

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

The administration of the estate JODY LEE COOMBS, deceased, File Number 412025CP000697CPAXMA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida, 34205; that the decedent's date of death was December 15, 2024. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

**Person Giving Notice:**  
**JAYLIN ANN COOMBS**  
713 N. County Road 600 W.  
Medora, IN 47260

Attorney for Person Giving Notice:  
/s/ Larry L. Dillahunt  
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@dillahuntlaw.com  
Secondary Email :  
Cathy@dillahuntlaw.com  
April 4, 11, 2025 25-00519M

SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

NOTICE.

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

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

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

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

**Allyson V. Leahy**  
**Personal Representative**  
3210 42nd Avenue East  
Bradenton, FL 34208

Kevin M. Collver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcollver@barneswalker.com  
Secondary Email:  
swix@barneswalker.com  
April 4, 11, 2025 25-00528M

FOURTH INSERTION

**NOTICE OF ACTION  
TERMINATION OF PARENTAL  
RIGHTS**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR  
MANATEE COUNTY  
**CASE NO. 2023 DP 545 Div. J**  
**IN THE INTEREST OF:**  
**R.C.H. DOB: 10/16/2015,**  
**R.A.H. DOB: 8/20/2018,**  
**MINOR CHILDREN**  
TO: Jennifer Romance, address unknown

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

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN

NAMED IN THIS NOTICE.

In and for Manatee County:

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

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

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

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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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