

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Strategic Materials, Inc., 17220 Katy Freeway, Ste 150, Houston, TX 77094, desiring to engage in business under the fictitious name of Sibelco, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.  
April 25, 2025 25-00650M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 134.60 acres known as Cross Creek South Subdivision (AKA River Preserve Estates). The project is located in Manatee County, Section(s) 4, 5, 8, 9, Township 34 South, Range 19 East. The permit applicant is Medallion Home at Ft Hamer, LLC whose address is 1651 Whitfield Ave, Sarasota FL 34243. The Permit No. is 43028270.024.  
The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, FL 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice 9or within 14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.  
April 25, 2025 25-00634M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

**Pursuant to F.S. §865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of OMNI, located at 6831 Whitfield Industrial Ave Unit E, in the City of Sarasota, County of Manatee, State of FL, 34243, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.  
Dated this 22 of April, 2025.  
RMAC COMMUNICATIONS, INC.  
6831 Whitfield Industrial Ave Unit E  
Sarasota, FL 34243  
April 25, 2025 25-00647M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Facility Address 5717 14th Street W, Bradenton, Florida 34207  
Phone Number 941-866-6675  
Time of Sale 05/15/2025 9:30am  
Amanda Simacek- household  
Thomasena Brown- Household Goods  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 25; May 2, 2025 25-00629M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/09/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 OAKT mobile home bearing vehicle identification number 65B195 and all personal items located inside the mobile home. Last Tenant: Danny Nagle Russo, Estate of Danny Nagle Russo, All Unknown Parties, Beneficiaries, Heirs, Successors and Assigns of Danny Nagle Russo and Unknown Party or Parties in Possession. Sale to be held at: Pescara Lake, Inc, 570 57th Avenue West, Bradenton, Florida 34207, (941)-756-8702.  
April 25; May 2, 2025 25-00652M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 05/15/25 at 9: 30 AM  
Jatzen Doronio - Household Items  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Apr. 25; May 2, 2025 25-00633M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:  
Extra Space Storage, 4805 96th street E palmetto Fl 34221) on 5-15-25 at 9: 30 AM  
Bridget Ketchum-Household items, artwork, bicycle  
Otto Moser-Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances  
Matthew Heffner-Household Goods/Furniture  
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
April 25; May 2, 2025 25-00630M

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 915794 from Lennar Homes LLC, 4301 W. Boy Scout Blvd, Suite 600, Tampa, FL 33607. Application received: 4/15/2025. Proposed activity: Residential. Project name: BlissPointe Phase I. Project size: 212 acres Location: Section(s) 5, 6, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.  
April 25, 2025 25-00645M

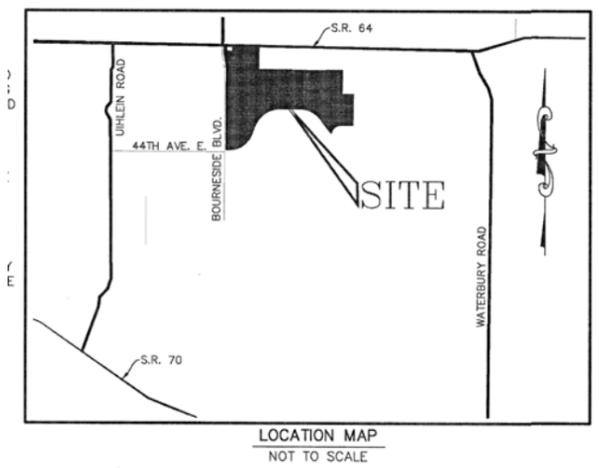
FIRST INSERTION

Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

LAKWOOD RANCH STEWARDSHIP DISTRICT



RESOLUTION 2025-26

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

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

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

**WHEREAS**, it is in the best interest of the District to pay the cost of the Improvements by special assessments levied on benefited lands within the Saddlestone Project pursuant to Section 13 of the Act (hereinafter, the "Assessments"); and

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

**WHEREAS**, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received for lands within the Saddlestone Project of the

District as set forth in that certain *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at 14400 Covenant Way, Lakewood Ranch, Florida 34202 (the "District Records Office"); and

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

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

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

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Improvements are described in **Exhibit A**, and are on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.
- The total estimated cost of the Improvements is \$58,087,779 (the "Estimated Cost").
- The Assessments will defray approximately \$73,195,000 which includes the Estimated Cost, plus financing-related costs, capitalized interest, and debt service reserve.
- The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**.
- The Assessments shall be levied within the Saddlestone Project of the District on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially benefited thereby and further designated by the assessment plat hereinafter provided for.
- There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Improvements and the Estimated Cost of the Improvements, all of which shall be open to inspection by the public.
- Commencing with the year in which the Assessments are confirmed, the Assessments shall be paid in not more than (30) thirty annual installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to the Act and Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non ad-valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District's preliminary assessment roll.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the Assessments or the making of the Improvements, the cost thereof, the manner of payment therefor, or the amount thereof to be assessed against each property as improved.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) weeks) in a newspaper of general circulation within Manatee and Sarasota Counties and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

**PASSED AND ADOPTED** this 11th day of April, 2025.

ATTEST: **LAKWOOD RANCH STEWARDSHIP DISTRICT**  
/s/ Jane Gaarlandt Secretary/Assistant Secretary /s/ Rex Jensen Rex Jensen, Chairman

**Exhibit A:** *Engineer's Report Saddlestone*, dated April 2025  
**Exhibit B:** *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025  
April 25; May 2, 2025 25-00646M

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

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

**NOTICE OF PUBLIC MEETING**

The Lakewood Ranch Stewardship District's (the "District") Board of Supervisors (the "Board") will hold a public hearing at 9:00 a.m., on May 15, 2025, at the offices of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202. The public hearing is being held to consider the adoption of an assessment roll, the imposition of special assessments on certain benefited lands within the District known as the "Saddlestone Project" (the "Project Area"), and to provide for the levy, collection and enforcement of assessments securing bonds and/or notes issued to finance a portion of the cost of the acquisition and/or construction of the Saddlestone Project (hereinafter defined). The public hearing is being conducted pursuant to Chapters 170 and 197, *Florida Statutes*, and Chapter 2005-338, *Laws of Florida*, as amended.

The Project Area, geographically depicted below, is generally located in eastern Manatee County and on the east side of Bourneside Blvd., on the north side of 44th Avenue East, and south of State Road 64. The streets and areas to be improved are more specifically depicted in the Engineer's Report (hereinafter defined) and in the map below. The Saddlestone Project contemplates that construction and/or acquisition of stormwater management facilities, potable water, sanitary sewer improvements, and perimeter berm and landscaping improvements, all as more fully described in the preliminary *Engineer's Report Saddlestone* (the "Engineer's Report"), dated April 2025.

The District intends to impose assessments on benefited lands within the Project Area in the manner set forth in its preliminary *Master Assessment Methodology Report Lakewood Ranch Stewardship District Saddlestone Project Area*, dated April 11, 2025 (the "Assessment Report"), which is on file with the District and available during normal business hours at the address provided below.

The District expects to collect sufficient revenues to retire no more than \$73,195,000 in principal amount of debt to be incurred by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment and interest. The annual assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. A description of the property to be assessed and the amount to be assessed to each piece or parcel of property may be ascertained at the office of the District Manager located at 3501 Quadrangle Boulevard, Suite 270, Orlando, Florida 32817 and at the local records office located at 14400 Covenant Way, Lakewood Ranch, Florida 34202.

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

Land Use	Debt/Unit	Net Debt Service	Administrative Expenses	Total Debt Service
Townhomes	\$25,063	\$1,753	\$132	\$1,885
Villas	\$45,113	\$3,156	\$238	\$3,393
Single-Family 40'	\$50,126	\$3,506	\$264	\$3,770
Single-Family 50'	\$62,657	\$4,383	\$330	\$4,713
Single-Family 60'	\$75,189	\$5,259	\$396	\$5,655
Single-Family 75'	\$93,986	\$6,574	\$495	\$7,069

Source: PFM Financial Advisors LLC

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

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

Also at 9:00 a.m. on May 15, 2025, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a public meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will be conducted in accordance with the provisions of Florida law for independent special districts. This

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

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025CP000453AX**  
**IN RE: ESTATE OF**  
**DOUGLAS P WILLIAMS,**  
**Deceased.**

The administration of the Estate of Douglas P. Williams Deceased, whose date of death was October 29, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.

All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon 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 the 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 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.

The date of first publication of this Notice is April 25, 2025.

**Personal Representatives:**  
**ANNE MARIE MAROTTA-ENGEL**  
7355 Ridge View Drive  
Lancaster, CA 93536  
**MICHAEL ANTHONY MAROTTA**  
621 Woodgate Street  
Lancaster, CA 93536  
Attorney for Personal Representative:  
**BARRY A. DIAMOND, #471770**  
LAW OFFICES OF BARRY A.  
DIAMOND, P.A.  
Coral Springs Professional Campus  
5541 N. University Drive, Suite 103  
Coral Springs, Florida 33067  
Telephone: (954) 752-5000  
April 25; May 2, 2025 25-00623M

## FIRST INSERTION

**NOTICE OF SALE UNDER F.S. CHAPTER 45**  
IN THE CIRCUIT COURT IN AND  
FOR MANATEE COUNTY,  
FLORIDA

**CASE NO. 2023CC006412**  
**EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION INC., a Florida Not-For-Profit Corporation, Plaintiff, v. GUENSLY MEMNON; UNKNOWN SPOUSE OF GUENSLY; MARIE SONISE JEAN LOUIS; UNKNOWN SPOUSE OF MARIE SONISE JEAN LOUIS & ANY UNKNOWN PERSON(S) IN POSSESSION, Defendants.**

Notice is given that under a Final Summary Judgment dated November 8, 2024, and in Case No. 2023CC006412 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, in which EVERGREEN OF MANATEE COUNTY COMMUNITY ASSOCIATION INC., the Plaintiff and GUENSLY MEMNON & MARIE SONISE JEAN LOUIS the Defendant(s), the Manatee County Clerk of Court will sell to the highest and best bidder for cash at manatee.realforeclose.com, at 11:00am on May 22, 2025, the following described property set forth in the Final Summary Judgment:

Lot 121, Evergreen Phase I, according to the plat as recorded in

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 810 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 25, 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: itraver@williamsparker.com  
April 25; May 2, 2025 25-00642M

Plat Book 68, Pages 27 through 52 of the Public Records of Manatee County, Florida.

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

WITNESS my hand this 17th day of April 2025.  
By: /s/ Karen J. Wonssetler  
Karen J. Wonssetler, Esq.  
Florida Bar No. 140929  
WONSETLER & WEBNER, P.A.  
717 North Magnolia Avenue  
Orlando, FL 32803  
Primary E-Mail for service:  
Pleadings@kwpalaw.com  
Secondary E-Mail:  
office@kwpalaw.com  
(P) 407-770-0846 (F) 407-770-0843  
Attorney for Plaintiff  
April 25; May 2, 2025 25-00621M

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of KBA Financial Group located at 1023 Manatee Ave W Ste 406 in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of April, 2025.  
KBA GROUP LLC  
April 25, 2025 25-00641M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 000638**  
**IN RE: ESTATE OF**  
**DONNA JEAN RHODES**  
**Deceased.**

The administration of the estate of Donna Jean Rhodes, deceased, whose date of death was on or about July 28, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is 4/25/2025.

**Kenneth W. Davis**  
**Personal Representative**  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
Matthew D. Unzicker, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 1015962  
BERLIN PATTEN EBLING  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
Telephone: (941) 907-9022  
Fax: (941) 907-9024  
E-Mail: munzicker@berlinpatten.com  
Secondary E-Mail:  
probate@berlinpatten.com  
April 25; May 2, 2025 25-00626M

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT,  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
CIRCUIT CIVIL DIVISION  
**CASE NO.: 2024-CA-001395**  
**DIVISION: B**  
**HIGH DESERT FINANCIAL,**  
**LLC, A NEW MEXICO LIMITED**  
**LIABILITY COMPANY**  
**Plaintiff, vs.**  
**EQUITY TRUST COMPANY**  
**CUSTODIAN FBO 200360784 IRA,**  
**Defendants.**

NOTICE IS HEREBY GIVEN, pursuant to an Order of Final Judgement of foreclosure dated August 28, 2024, and entered in Case No.: 2024-CA-001395 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), the Clerk's website for on-line auctions at 11:00 a.m. on the 22nd day of May, 2025, the following described property as set forth in said Order or Final Judgement, to wit:

(LEGAL DESCRIPTION)  
LOT 4157 RIVER CLUB SOUTH,  
SUBPHASE IV, ACCORDING  
TO THE PLAT THEREOF RECORDED IN PLAT BOOK 32,  
PAGE 85, OF THE PUBLIC RE-

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of As One Claims Consulting located at 17819 Eastbrook Ter in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of April, 2025.  
As One Public Adjusting, Inc.  
Laura L. Opgenorth  
April 25, 2025 25-00655M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 00390**  
**Division Probate**  
**IN RE: ESTATE OF**  
**DEAN M. FOLKES**  
**Deceased.**

The administration of the estate of Dean M. Folkes, deceased, whose date of death was January 13, 2025, 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 25, 2025.

**Personal Representative:**  
**Shawn M. Folkes**  
15 Acorn Drive  
Hawthorne Woods,  
Illinois 60047-9006  
Attorney for Personal Representative:  
John T. Griffin  
Attorney  
Florida Bar Number: 0674281  
GRIFFIN & GRIFFIN  
7077 S. Tamiami Trail  
Sarasota, FL 34231  
Telephone: (941) 966-2700  
Fax: (941) 966-2722  
E-Mail: john@griffinderlaw.com  
Secondary E-Mail:  
tish@griffinderlaw.com  
April 25; May 2, 2025 25-00624M

## FIRST INSERTION

**Notice Under Fictitious Name Law**  
**According to Florida Statute**  
**Number 865.09**

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ZULI'S PHOTOGRAPHY located at 723 21ST AVE WEST in the City of BRADENTON, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17TH day of April, 2025.  
YRIDIAN Z MARTINEZ MEJIA  
April 25, 2025 25-00651M

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

Auction date and time:  
05/15/25 @ 10:00AM  
Extra Space Storage  
1930 Cortez Rd W,  
Bradenton, FL 34207  
941-302-9918  
[www.StorageTreasures.com](http://www.StorageTreasures.com)

William Pacheco - household goods  
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.

Apr. 25; May 2, 2025 25-00632M

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated : ExtraSpace 115 Manatee Ave. W. Bradenton FL, 34205 on May 15, 2025 at 10:00 AM

Darron Grooms - Furniture  
The auction will be listed and advertised on [www.storageTreasures.com](http://www.storageTreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

April 25; May 2, 2025 25-00631M

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 5311 34th St. W Bradenton, FL 34210 on 5/15/2025 at 9:30AM

Tarnished Reputations LLC - Business Supplies  
Brendan Reese - Household items, tvs, furniture  
Makalee Alexandria Whitehead - sectional couch, 95" TV, 75" TV, 2 king beds w/frames, household items, mirrors, shoes, clothes

Danyasia Thomas - couch King & 2 full beds TVs clothes deep freezer  
The auction will be listed and advertised on [www.storageTreasures.com](http://www.storageTreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 25; May 2, 2025 25-00628M

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 5/15/25 at 9:30am.

Those in Auction:  
Mitch Mallett - Wheelchairs, telescope, projector, bikes, tarps, safe, small chest, car battery, power drill, animal carriers, laptops, desktop computers, cabinets & shelves, health & wellness, lamps, old stuff, clothing & shoes, heavy equipment, mattress & bedding, personal effects, wall art, books, collectibles, electronics, household furniture, sports & outdoors, boxes, computers, office equipment, tools & supplies  
Willie Coney - appliances, clothing & shoes, personal effects, household furniture, boxes, A/C window units, 2-seater couch

The auction will be listed and advertised on [www.storageTreasures.com](http://www.storageTreasures.com). Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

April 25; May 2, 2025 25-00627M

## FIRST INSERTION

**NOTICE OF SHERIFF'S SALE**

**NOTICE IS HEREBY GIVEN** That pursuant to a Writ of Execution issued by the Palm Beach County Court of Palm Beach County, Florida, on the 28th day of August, 2024, in the cause wherein Cypress Recovery Corporation was plaintiff and Lori A Edwards a/k/a Lori Anne Keirn was defendant(s), being case number 2012-SC-009259XXXX MB RE in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Lori A Edwards a/k/a Lori Anne Keirn, in and to the following described personal property, to-wit:

2014 Jeep Wrangler Sport  
VIN# 1C4GJWAG8EL235598  
and on the 28th day of May, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, and proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution. Property may be seen at Barfield's Wrecker Service, 6407 33rd St E, Sarasota, FL 34243 between the hours of 8:00a.m. and 5:00p.m., Monday thru Friday.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.  
**CHARLES R. WELLS, SHERIFF**  
**MANATEE COUNTY, FLORIDA**  
**BY: D.S. John Dickerman**  
April 25; May 2, 9, 16, 2025  
25-00654M

## FIRST INSERTION

**NOTICE TO CREDITORS**

**(summary administration)**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 412025CP000937CPAXMA**  
**IN RE: ESTATE OF**  
**TIMOTHY MICHAEL CADY**  
**Deceased.**

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

You are hereby notified that an Order of Summary Administration will be entered in the estate of Timothy Michael Cady, deceased, File Number 412025CP000937CPAXMA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205; that the decedent's date of death was December 28, 2024; that the total value of the estate is \$18,438.07 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Daniel S. Cady  
110 Little Killarney Beach Road  
Bay City, MI 48706  
Patrick J. Cady  
1555 S. Washington  
Saginaw, MI 48601  
Donald J. Cady Jr.  
1507 22nd Ave West  
Bradenton, FL 34205  
Robert W. Cady  
1555 S. Washington  
Saginaw, MI 48601  
Andrew T. Cady  
90 Burley Circle  
Cincinnati, OH 45218

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 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 25, 2025

**Person Giving Notice:**  
**Daniel S. Cady**  
110 Little Killarney Beach Road  
Bay City, MI 48706  
Attorney for Person Giving Notice:  
Renee E. Nesbit  
E-mail Addresses:  
RNesbit@Nesbit-Law.com  
Florida Bar No. 75374  
Renee E. Nesbit, Attorney At Law  
8305 Laurel Lakes Way  
Naples, Florida 34119  
Apr. 25; May 2, 2025 25-00635M

**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](mailto:legal@businessobserverfl.com)

**Business Observer**

## --- ESTATE / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025CP843  
IN RE: ESTATE OF  
Cindy L. Shauan Deceased.

The administration of the estate of Cindy L. Shauan, deceased, whose date of death was February 10th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 25, 2025.

**Ashley Newton**  
P.O. Address: 1908 22nd Street W,  
Bradenton, FL

April 25; May 2, 2025 25-00639M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-0484  
IN RE: ESTATE OF  
CHARLES J. CANNON  
Deceased.

The administration of the estate of Charles J. Cannon, deceased, whose date of death was January 6, 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 25, 2025.

**Personal Representative:**  
**Marie C. Cannon**  
447 Littlefield Rd

Boxboro, Massachusetts 01719  
Attorney for Personal Representative:  
R. Matthew Elliott, Esquire  
Attorney  
Florida Bar Number: 17820  
1023 Manatee Avenue West, Suite 502  
Bradenton, FL 34205  
Telephone: (941) 242-2898  
E-Mail: matt@rmelliottsq.com  
April 25; May 2, 2025 25-00648M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025 CP 740  
Judge Diana Moreland  
IN RE: ESTATE OF  
MARY LOUISE A. FICE 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 Mary Louise A. Fice, deceased, Case No. 2025 CP 740 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 February 17, 2025; that the total value of the estate is approximately \$59,500.00, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Mary K. Delap  
John Fice  
David Fice  
Mary J. Hammett  
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 25, 2025.

**Personal Giving Notice:**  
**MARY K. DELAP**  
11305 62nd Street East  
Parrish, Florida 34219

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 25; May 2, 2025 25-00637M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH JUDICIAL  
CIRCUIT COURT IN AND FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2024CP2087  
IN RE: ESTATE OF  
ARIAIL G. BURTON Deceased.

The administration of the estate of Ariail G. Burton, deceased, whose date of death was August 18, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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 25, 2025.

**Personal Representative:**  
**Nancy S. Burton**  
6189 9th Ave, NE  
Bradenton, Florida 34212

Attorney for Personal Representative:  
Shanna Hourihan  
E-mail Addresses:  
shannahourihanlaw@outlook.com  
Florida Bar No. 0030396  
Shanna Hourihan Law, PLLC  
P.O. Box 110008  
Bradenton, Florida 34211  
Telephone: (941) 404-6094  
April 25; May 2, 2025 25-00649M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No. 2025 CP 431  
Judge Diana Moreland  
IN RE: ESTATE OF  
BOBBY M. HARDY  
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 Bobby M. Hardy, deceased, Case No. 2025 CP 431 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 8, 2024; that the total value of the estate is approximately \$18,000.00, and that the name of those to whom it has been assigned by such order is:

Jamey Hardy  
Ian Hardy  
Sydney Hardy  
Audrey Trichter, guardian of  
minor child  
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 25, 2025.

**Personal Giving Notice:**  
**AUDREY TRICHTER**  
6710 36th Ave E, Lot 120  
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 25; May 2, 2025 25-00636M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
CASE NUMBER: 2025 CP 000568  
IN RE: ESTATE OF  
ROSEMARNA PAJERSKI  
Deceased.

The administration of the Estate of ROSEMARNA PAJERSKI, whose date of death was November 5, 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 address of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

The date of the first publication of this Notice is April 25, 2025.

**Persons giving Notice:**  
**FRANCIS WALL,**  
**Personal Representative**  
c/o 2033 Main Street, Suite 404  
Sarasota, Florida 34237

C. Ted French, Esq.  
Attorney for Personal Representative  
Florida Bar No 173400  
2033 Main Street, Suite 404  
Sarasota, Florida 34237  
(941) 955-0908 - phone  
ted@tedfrench.org  
April 25; May 2, 2025 25-00625M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
Case No. 2025 CP 470  
JUDGE DIANA MORELAND  
IN RE: ESTATE OF  
HERBERT A. HAIGHT  
Deceased

The administration of the Estate of Herbert A. Haight, deceased, whose date of death was November 9, 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.

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

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

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

NOTWITHSTANDING THE TIME 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 25, 2025.

**Personal Representative:**  
**JANET MILLSPAUGH (PR)**  
9779 Arden Road

Trumansburg, New York 14886  
Attorney for Personal Representative:  
JENNIFER L. HAMEY (0123046)  
Jennifer L. Hamey, PA  
3815 US Highway 301 N  
Ellenton, FL 34222  
(941) 932-6217  
jenniferhamey@gmail.com  
April 25; May 2, 2025 25-00638M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
CASE No. 2025CP535  
IN RE: ESTATE OF  
JOSEPHINE RAE TOBIAS  
Deceased

The administration of the Estate of JOSEPHINE RAE TOBIAS, deceased, whose date of death was June 18th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 25, 2025.

**Personal Representative**  
**KAREN YEO**  
4425 Star Apple Terrace  
Bradenton, FL 34221

Attorney for Personal Representative:  
ERNIE C. LISCH, ESQ.,  
Florida Bar No. 323284  
3007 Manatee Ave W  
Bradenton, FL 34205  
941-748-8464  
April 25; May 2, 2025 25-00653M

## FIRST INSERTION

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA.  
CIVIL DIVISION  
CASE NO.

**412024CA001728CAAXMA**  
**U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, vs. JUNE C. GAINNEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).**

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure dated April 1, 2025, and entered in Case No. 412024CA001728CAAXMA of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is Plaintiff and JUNE C. GAINNEY; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash at their website www.manatee.realforeclose.com, at 11:00 a.m., on June 11, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

ALL THAT CERTAIN PARCEL OF LAND SITUATED IN THE COUNTY OF MANATEE, STATE OF FLORIDA, BEING KNOWN AS BEGIN AT THE NORTHWEST CORNER OF LOT 28, BLOCK H, WASHINGTON GARDENS SUBDIVISION, SECTION 3, AS RECORDED IN PLAT BOOK 12,

PAGE 24, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N89°59'E., ALONG THE NORTH LINE OF SAID LOT 28, A DISTANCE OF 115.0 FEET TO THE NORTHWEST CORNER OF SAID LOT 28; THENCE N00°17'45" E., 70.00 FEET; THENCE S89°59'W., 114.89 FEET TO THE EAST RIGHT OF WAY OF 15TH AVENUE EAST; THENCE S00°23'21" W., ALONG SAID RIGHT OF WAY LINE, 70.00 FEET TO THE POINT OF BEGINNING, BEING IN SECTION 12, TOWNSHIP 34 SOUTH RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. 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.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to 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.

DATED April 11, 2025.  
By: /s/ Lisa A. Woodburn  
Lisa A Woodburn  
Florida Bar No.: 11003  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: answers@dallegal.com  
1446-201284 / TM1  
April 25; May 2, 2025 25-00644M

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
12th JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA

**CASE NO: 2024-CC-3424**

**COVE AT TWIN RIVERS NEIGHBORHOOD ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.**

**ROBERT WILLIAM FLETCHER; ERICA ROSE FLETCHER; AND UNKNOWN TENANT(S), Defendants.**

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:

Lot 5126, COVE AT TWIN RIVERS FORMERLY KNOWN AS TWIN RIVERS PHASE V-B, according to the Plat thereof as recorded in Plat Book 66, Page 52, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 14510 20th Street East, Parrish, FL 34219 at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com at 10:00 A.M. on May 29, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP  
BRANDON K. MULLIS, ESQ.  
Email:  
Service@MankinLawGroup.com  
Attorney for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217  
April 25; May 2, 2025 25-00622M



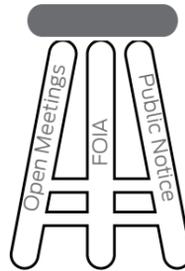
## Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

# 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](http://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

--- SALES ---

FIRST INSERTION

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

**CASE NO.: 2023-CA-004126**  
**M&T BANK,**  
**Plaintiff, v.**  
**JAMES WM. KNOWLES AS**  
**PERSONAL REPRESENTATIVE**  
**OF THE ESTATE OF JACKSON A.**  
**ROSENBERG, et al.,**  
**Defendants.**  
NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on May 28, 2025, at 11:00 a.m. ET, via the online auction site at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:  
**LOTS 2 AND 3 OF KNOX SUBDIVISION AS PER PLAT THEREOF RECORDED IN**

PLAT BOOK 19, PAGE 122,  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
Property Address: 7249 9th Avenue Northwest, Bradenton, FL 34209

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 16th day of April, 2025.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
April 25; May 2, 2025 25-00619M

FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
**CASE NO.: 2023CA004171**  
**CROSSCOUNTRY MORTGAGE, LLC**  
**Plaintiff(s), vs.**  
**EARL ROBERT STANCIL, JR.;**  
**CATHERINE STANCIL**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN THAT, pursuant to the Agreed Order Granting Motion to Reschedule Foreclosure Sale entered on April 9, 2025 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) in accordance with Chapter 45, Florida Statutes on the 27th day of May, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE MANATEE COUNTY, FLORIDA, TO-WIT: LOT 26, BLOCK C, FRESH MEADOWS SUBDIVISION, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 6006 66th Street Circle East, Palmetto, FL 34221

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and docu-

ments required to be served on the parties.

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,  
PADGETT LAW GROUP  
BETZY FALGAS, ESQ.  
Florida Bar # 76882  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 23-005351-1  
April 25; May 2, 2025 25-00620M

FIRST INSERTION

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

**CASE NO.: 2021CA003447**  
**METROPOLITAN LIFE INSURANCE COMPANY,**  
**Plaintiff, v.**  
**SIDNEY HIRD JR. N/K/A**  
**UNKNOWN TENANT #1, et al.,**  
**Defendants.**  
NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on May 29, 2025, at 11:00 a.m. ET, via the online auction site at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:  
Begin 484 feet West of the Southeast corner of the Northwest 1/4 of the Southwest 1/4 of Section 7, Township 35 South, Range 18 East, thence North 155 feet, thence East 66 1/2 feet,

thence South 155 feet, thence West 66 1/2 feet to the Point of Beginning, less roadway on the South, lying and being in Manatee County, Florida.

Property Address: 1625 51st Avenue E, Bradenton, FL 34203  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain as-

sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 21st day of April, 2025.  
TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
April 25; May 2, 2025 25-00643M

SUBSEQUENT INSERTIONS

--- ESTATE / ACTION ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000306**  
**Division Probate**  
**IN RE: ESTATE OF**  
**BARBARA H. FAULKNER a/k/a**  
**BARBARA JEAN FAULKNER**  
**a/k/a BARBARA J. FAULKNER**  
**a/k/a BARBARA FAULKNER a/k/a**  
**BARBARA JEAN HENDERSHOT**  
**Deceased.**

The administration of the estate of BARBARA H. FAULKNER, a/k/a BARBARA JEAN FAULKNER, a/k/a BARBARA J. FAULKNER, a/k/a BARBARA FAULKNER, a/k/a BARBARA JEAN HENDERSHOT, 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 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.

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 18, 2025.

**Personal Representative:**  
**BRUCE E. FAULKNER**  
**c/o Jenna Kyle Meltzer, Esq.**  
802 11th Street West  
Bradenton, FL 34205  
Attorney for Personal Representative:  
JENNA KYLE MELTZER, Attorney  
Florida Bar Number: 1028517  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
Fax: (941) 745-2093  
E-Mail: [jmeltzer@blalockwalters.com](mailto:jmeltzer@blalockwalters.com)  
Secondary E-Mail:  
[jschembri@blalockwalters.com](mailto:jschembri@blalockwalters.com)  
Alternate Secondary E-mail:  
[mchapman@blalockwalters.com](mailto:mchapman@blalockwalters.com)  
April 18, 25, 2025 25-00589M

SECOND INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
**CASE NO. 2025CA000281AX**  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**HEATHER O'BRIEN WALKER**  
**AND TRAVIS W. WALKER A/K/A**  
**TRAVIS WALKER, et. al.**  
**Defendant(s),**

TO: HEATHER O'BRIEN WALKER, TRAVIS W. WALKER A/K/A TRAVIS WALKER, TRAVIS WESLEY WALKER, 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 2094, TWIN RIVERS, PHASE II AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 122, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

AND  
LOT 2093, TWIN RIVERS, PHASE II AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 122, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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-

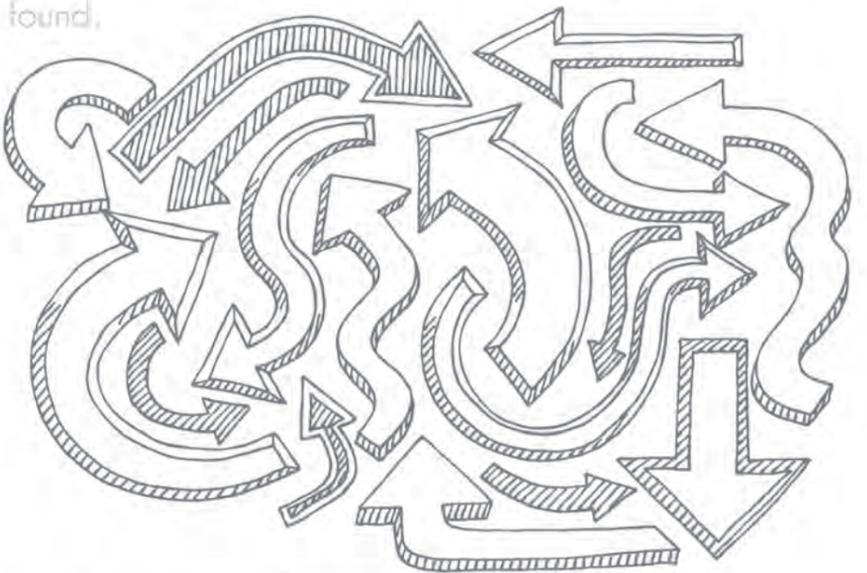
8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, 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 and the seal of this Court at Manatee County, Florida, this 10th day of APRIL, 2025.

ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: KRIS GAFFNEY  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
24-214544  
April 18, 25, 2025 25-00579M

WHEN PUBLIC NOTICES REACH THE PUBLIC, EVERYONE BENEFITS.

Some officials want to move notices from newspapers to government-run websites, where they may not be easily found.



Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE  
[www.newsmediaalliance.org](http://www.newsmediaalliance.org)

2 OUT OF 3 U.S. adults read a newspaper in print or online during the week.

Why try to fix something that isn't broken?

SP13858

Q&A

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

VIEW NOTICES ONLINE AT  
[Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

## --- ESTATE ---

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-846  
IN RE: ESTATE OF

**LEWIS BROWARD TRIO Deceased.**  
The administration of the estate of LEWIS BROWARD TRIO, deceased, whose date of death was March 13, 2025, 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. 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 18, 2025.

**Personal Representative:****David Roy Jackson**732 Lake Blue Dr.  
Lake Placid, Florida 33852Attorney for Personal Representative:  
Charles J. Pratt, Jr.

Florida Bar Number: 319171

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: cpratt@dyeharrison.com

Secondary E-Mail:

mbr@dyeharrison.com

April 18, 25, 2025

25-00616M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 0828  
Division Probate  
IN RE: ESTATE OF  
WILLIAM J. PARKS, JR.  
Deceased.

The administration of the estate of WILLIAM J. PARKS, JR., deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 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 18, 2025.

**Personal Representative:****Melissa P. Waldron**

1416 Foster Road

Thaxton, VA 24174

Attorney for

Personal Representative:

Rodney D. Gerling, Esq.

Florida Bar No. 0554340

Affordable Attorney

Gerling Law Group Chartered

6148 State Road 70 East,

Bradenton, FL 34203

Telephone: (941) 756-6600

Email:

rgerling@gerlinglawgroup.com

April 18, 25, 2025

25-00612M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2024 CP 2598  
Division PROBATE  
IN RE: ESTATE OF  
MARJORIE J. GIERTZ-ALARIE  
Deceased.

The administration of the estate of MARJORIE J. GIERTZ-ALARIE also known as MARJORIE GIERTZ-ALARIE, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, 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 18, 2025.

Signed on this 28th day of October, 2024.

**FLORENCE BECKER TOURES****Personal Representative**

3840 Ironwood Lane, Unit 103

Bradenton, Florida 34209

Katie L. Cok

Attorney for Personal Representative

Florida Bar No. 1032226

Hamilton Price, PA

2400 Manatee Avenue West

Bradenton, FL 34205

Telephone: 941-748-0550

Email: Katie@hamiltonpricelaw.com

Secondary Email:

Ellen@hamiltonpricelaw.com

April 18, 25, 2025

25-00615M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 0622  
Division Probate  
IN RE: ESTATE OF  
Eleanor Babbitt  
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 Eleanor Babbitt, deceased, File Number 2025 CP 0622; 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 February 18, 2025; that the total value of the estate is \$0.00 and that the names and address of those to whom it has been assigned by such order are:

NAME ADDRESS

Raymond Babbitt

6539 41st Court E.

Sarasota, FL 34243

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 18, 2025

**Person Giving Notice:****Raymond Babbitt**

6539 41st Court E.

Sarasota, FL 34243

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 18, 25, 2025

25-00599M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 612  
Division PROBATE  
IN RE: ESTATE OF  
SALLY COOK,  
Deceased.

The administration of the estate of SALLY COOK, deceased, whose date of death was August 16, 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 18, 2025.

Signed on this 3rd day of March, 2025.

**JANICE SORENSON****Personal Representative**

6550 Riverview Blvd.

Bradenton, Florida 34209

Katie L. Cok

Attorney for Personal Representative

Florida Bar No. 1032226

Hamilton Price, PA

2400 Manatee Avenue West

Bradenton, Florida 34205

Telephone: 941-748-0550

Email: Katie@hamiltonpricelaw.com

Secondary Email:

Tara@hamiltonpricelaw.com

April 18, 25, 2025

25-00605M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-000427  
IN RE: ESTATE OF  
JAY B. GOFF,  
Deceased.

The administration of the estate of JAY B. GOFF, deceased, whose date of death was JANUARY 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 18, 2025

**/S/ REG****RUBIN E. GOFF****Personal Representative**

6425 Longacre St,

Detroit, MI 48228-3893

/S/ JJH

JENNIFER J. HENSLEY, ESQUIRE

Attorney for Personal Representative

Email: Jen@JenHensleyLaw.com

Email: Lisa@JenHensleyLaw.com

Florida Bar No. 1022202

5190 26th Street West, Suite D

Bradenton, FL 34207

Telephone: (941) 755-8583

April 18, 25, 2025

25-00597M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 160  
IN RE: ESTATE OF  
MARGARET A. LOWE  
Deceased.

The administration of the estate of MARGARET A. LOWE, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 254600, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is April 18, 2025.

**ALICE M. LOWE**

P.O. Address: 76 Cottonwood Trail,

Gilford, NH 03249

Tina M. Mroczkowski, Esq.

Bowman, George, Scheb,

Kimbrough, Koach &amp; Chapman, PA

2750 Stickney Point Road, #206

Sarasota, FL 34237

(941) 366-5510

Florida Bar No. 0096629

tinam@bowmangeorge.com

Attorneys for Personal Representative

April 18, 25, 2025

25-00578M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
File No. 2025CP000207  
PROBATE DIVISION  
IN RE: ESTATE OF  
DORIS J. CONNOLLY  
Deceased.

The administration of the estate of DORIS J. CONNOLLY, deceased, whose date of death was June 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 18, 2025.

**Petitioner****JEFFERY J. CHALK****C/O TIMOTHY W. GENSMEYER, P.A.**

2831 RINGLING BLVD. STE 202A

SARASOTA, FL 34237

Attorney for Petitioner:

TIMOTHY W. GENSMEYER, ESQ.

TIMOTHY W. GENSMEYER, P.A.

2831 RINGLING BLVD, STE 202A

SARASOTA, FL 34237

Telephone: 941-952-9377

Florida Bar No. 586242

April 18, 25, 2025

25-00585M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
Case No.: 2025-CP-0456  
IN RE: ESTATE OF  
IRA SHOULSON,  
Deceased.

The administration of the estate of IRA SHOULSON, deceased, whose date of death was May 12, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34237. 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 THREE 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 18, 2025.

**Personal Representative:****Signed by:****Josephine Shoulson**

4473 Gulf of Mexico Drive

Longboat Key, Florida 34228

Attorney for Personal Representative:

Gregory S. Band, L.L.M.

Attorney for Personal Representative

Florida Bar Number: 869902

BAND LAW GROUP, P.L.

1

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-0564**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**MARK E. RUSSELL**  
**Deceased.**

The administration of the Estate of MARK E. RUSSELL, deceased, whose date of death was December 15, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 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 18, 2025

**Personal Representative:**  
**Signed by: JAMES D. RUSSELL, SR**  
8 South Drive  
Claverack, New York 12513  
Attorney for Personal Representative:  
Rebecca J. Proctor, Esq.  
PROCTOR ELDER LAW, PA  
Florida Bar Number: 0629774  
3639 Cortez Road W, Suite 104  
Bradenton, FL 34210  
Telephone: (941) 251-6969  
Fax: (941) 243-3825  
E-Mail: rproctor@rebeccaproctor.com  
Secondary E-Mail:  
assistant@rebeccaproctor.com  
April 18, 25, 2025 25-00577M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000778**  
**IN RE: ESTATE OF**  
**PAUL JOSEPH DORRINGTON**  
**Deceased.**

The administration of the estate of Paul Joseph Dorrington, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, 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 18, 2025.

**Personal Representative:**  
**James Stokes Linnane**  
(also known as:  
**Jamie Stokes Linnane**)  
9119 19th Dr. NW  
Bradenton, Florida 34209  
Attorney for Personal Representative:  
Erika Dine, Esquire/FBN: 0634581  
Dine Elder Law, PLLC  
11161 E SR 70, Unit 110-822  
Lakewood Ranch, FL 34202  
Telephone: (941) 746-3900  
Fax: (941) 240-2132  
E-Mail: erika@dinelaw.com  
Secondary E-Mail:  
diane@dinelaw.com  
April 18, 25, 2025 25-00593M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000333**  
**IN RE: ESTATE OF**  
**CARMEL P. CALLAN,**  
**Deceased.**

The administration of the Estate of Carmel P. Callan, deceased, whose date of death was August 20, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211, 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 18, 2025.

**Personal Representative:**  
**Stephanie Renshaw**  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Attorney for Personal Representative:  
Ashly Mae Guernaccini, Esq.  
Florida Bar Number: 1022329  
At Cause Law Office, PLLC  
314 S. Missouri Avenue, Suite 201  
Clearwater, Florida 33756  
Telephone: (727) 477-2255  
Fax: (727) 234-8024  
E-Mail: ashly@atcauselaw.com  
Secondary E-Mail:  
shelby@atcauselaw.com  
April 18, 25, 2025 25-00594M

SECOND INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025 CP 722**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CONSTANCE DOROTHY**  
**HUMPHRIES 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 Constance Dorothy Humphries, deceased, File Number 2025 CP 722, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W, Bradenton, FL 34205; that the decedent's date of death was December 6, 2024; that the total value of the estate is \$11,334.28 and that the names and addresses of those to whom it has been assigned by such order are:

Name	Address
Amy C. Rayman	7524 Rigby Ct Lakewood Ranch, FL 34202
Cynthia Humphries	929 Royal Bonnet Drive Wilmington, NC 28405
David Mullaney	929 Royal Bonnet Drive Wilmington, NC 28405
Taylor Mullaney	99 Westedge Street Apt 312 Charleston, SC 29403

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 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 18, 2025.

**Person Giving Notice:**  
**/s/ Amy C. Rayman**  
**Amy C. Rayman**  
7524 Rigby Ct  
Lakewood Ranch, Florida 34202  
Attorney for Person Giving Notice  
**/s/ Christopher D. Smith**  
Christopher D. Smith, Esq.  
Attorney for Amy Rayman  
Florida Bar Number: 0605433  
1561 Lakefront Dr Unit 204  
SARASOTA, FL 34240  
Telephone: (941) 202-2222  
Fax: (941) 907-3040  
E-Mail: smith@chrissmith.com  
Secondary E-Mail:  
paralegals@chrissmith.com  
April 18, 25, 2025 25-00595M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-000497**  
**IN RE: ESTATE OF**  
**MORRIS LOMONACO**  
**Deceased.**

The administration of the estate of Morris Lomonaco, deceased, whose date of death was January 27, 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 18, 2025.

**Personal Representative:**  
**Suzanne Mistretta**  
13853 Heartwood Way  
Parrish, Florida 34219  
Attorney for Personal Representative:  
Richard A. Venditti, Esquire  
Florida Bar Number: 280550  
E-Mail: Richard@tarponlaw.com  
Richard I. Kantner, Jr., Esquire  
Florida Bar Number: 992763  
E-Mail: Rick@tarponlaw.com  
Attorney for Petitioner  
500 East Tarpon Avenue  
Tarpon Springs, FL 34689  
Telephone: (727) 937-3111  
Fax: (727) 938-9575  
Secondary E-Mail:  
Celeste@tarponlaw.com  
April 18, 25, 2025 25-00610M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
**File No. 2025-CP-000811 AX**  
**Probate Division**  
**IN RE: ESTATE OF**  
**Marilyn B. Stevenson,**  
**Deceased.**

The administration of the estate of Marilyn B. Stevenson, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is April 18, 2025.

**Personal Representative:**  
**Grant J. Stevenson**  
2041 Berry Roberts Drive  
Sun City Center, FL 33573  
Attorney for Personal Representative:  
James E. Johnson II  
Email Address:  
johnson@manateelegal.com  
Email Address:  
cgodfrey@manateelegal.com  
Florida Bar No. 0061621  
Greene Hamrick  
Schermer & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: (941) 747-1871  
April 18, 25, 2025 25-00614M

FOURTH INSERTION

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

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

FOURTH INSERTION

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

2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be com-

menced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before July 11, 2025.  
Apr. 4, 11, 18, 25, 2025 25-00508M

SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA CIVIL DIVISION  
**Case #: 2022CA004097AX**  
**DIVISION: D**

**Nationstar Mortgage LLC**  
**Plaintiff, -vs.-**  
**Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Howard R. Yourick a/k/a Howard Robert Yourick a/k/a Howard Yourick, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s); Michael Paul Yourick a/k/a Michael P. Yourick a/k/a Michael Yourick; Unknown Spouse of Michael Paul Yourick a/k/a Michael P. Yourick a/k/a Michael Yourick; The Palms of Cortez Condominium Association, Inc.; SYMBOLE, LLC; Unknown Parties in Possession #1, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s); Unknown Parties in Possession #2, if living, and all Unknown Parties claiming by, through, under and against the above named Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2022CA004097AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida,

SECOND INSERTION

wherein Nationstar Mortgage LLC, Plaintiff and Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Howard R. Yourick a/k/a Howard Robert Yourick a/k/a Howard Yourick, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant(s) are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on June 11, 2025, the following described property as set forth in said Final Judgment, to-wit: BUILDING 2, CONDOMINIUM UNIT 13, THE PALMS OF CORTEZ, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2038, PAGE 5178, AND AMENDED BY DOCUMENT RECORDED IN OFFICIAL RECORD BOOK 2041, PAGE 6955, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS

UNCLAIMED.

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A), Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLEService@logs.com\*  
Pursuant to the Fair Debt Collection Practices Act, you are advised that this office may be deemed a debt collector and any information obtained may be used for that purpose.  
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.  
LOGS LEGAL GROUP LLP  
Attorneys for Plaintiff  
750 Park of Commerce Blvd., Suite 130  
Boca Raton, Florida 33487  
Telephone: (561) 998-6700 Ext. 55139  
Fax: (561) 998-6707  
For Email Service Only:  
FLEService@logs.com  
For all other inquiries:  
mtebbi@logs.com  
By: /s/ Amanda Friedlander, Esq.  
Amanda Friedlander, Esq.  
FL Bar # 72876  
22-327002 FC01 CXE  
April 18, 25, 2025 25-00606M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1986 PARK travel trailer bearing the Vehicle Identification Number 336578R5942, and all personal items located inside the travel trailer. Last Tenant: Genevieve Tomlinson and Nancy Yazı Purnhagen. Sale to be held at: Horseshoe Cove RV Resort, 5100 60th Street East, Bradenton, Florida 34203, (941) 758-5335.  
April 18, 25, 2025 25-00581M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 05/02/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 RAVE recreational vehicle bearing the Vehicle Identification Number 1XXPMOP28F1000224 and all personal items located inside the recreational vehicle. Last Tenant: Kristy Lynn Kolp Taylor a/k/a Kristy Kolp. Sale to be held at: Horseshoe Cove RV Resort, 5100 60th Street East, Bradenton, Florida 34203, (941) 758-5335.  
April 18, 25, 2025 25-00582M

SECOND INSERTION

Notice of Public Sale

Pursuant F.S. 328.17, United American Lien & Recovery as agent w/ power of attorney will sell the following vessel(s) to the highest bidder. Inspect 1 week prior @ marina; cash or cashier check; all auctions are held w/ reserve; any persons interested ph 954-563-1999  
Sale Date May 9,2025 @ 10:00 am 3411 NW 9th Ave #707 Ft Lauderdale FL 33309  
V13191 1999 STN Hull ID#: STNB0061H899 DO#: 1095524 inboard pleasure gas fiberglass 43ft R/O Jennifer Kenneth Rumble or Nicole Jean Herbert Lienor: Safe Harbor Pier 77 12312 Manatee Ave W Bradenton  
April 18, 25, 2025 25-00576M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-000695**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JOSEPHINE M. MORELLO, A/K/A**  
**JOSEPHINE MARY MORELLO,**  
**Deceased.**

The administration of the estate of Josephine M. Morello, a/k/a Josephine Mary Morello, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Circuit Probate, 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is April 18, 2025.

**Personal Representative:**  
**Caldwell Trust Company, as Trustee of the Josephine M. Morello Trust dated October 6, 2015, as amended**  
**By Sonya Kristie, as Senior Vice President and Trust Officer**  
27 S. Orange Avenue  
Sarasota, Florida 34236  
Attorney for Personal Representative:  
Shumaker, Loop & Kendrick, LLP  
Ashley S. Hodson, Esquire  
Florida Bar No. 064883  
240 S. Pineapple Avenue, 9th Floor  
Sarasota, Florida 34236  
Telephone: 941-364-2723  
E-Mail Addresses:  
ahodson@shumaker.com  
mward@shumaker.com  
April 18, 25, 2025 25-00598M