

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 Si-belco, 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 regard-ing 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 Adminis-trative 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 publi-cation of this notice 9or within 14 days for an Environmental Resource Permit wuth 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 substan-tial 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

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 Boul-evard, 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 Collec-tor. Alternatively, the District may choose to directly collect and enforce the assess-ments. 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.

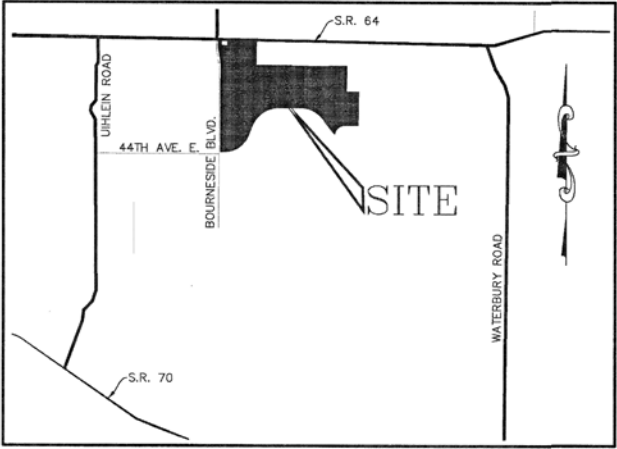
Also at 9:00 a.m. on May 15, 2025, at the office of Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, Florida 34202, the Board will hold a pub-lic meeting to consider any other business that may lawfully be considered by the District. This Board meeting is open to the public and will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

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, Tal-lahassee, 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 de-scribed below belonging to those in-dividuals 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 adver-tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil-ity 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	
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.	

LAKEWOOD RANCH STEWARDSHIP DISTRICT



LOCATION MAP
NOT TO SCALE

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 AS-SESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSES-SMENT 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 Improve-ments 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

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Ex-press, will hold a public auction to sell personal property described below belong-ing 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/Appli-ances	
Matthew Heffner-Household Goods/Furniture	
The auction will be listed and advertised on www.storagetreasures.com. Purchas-es 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 re-ceived: 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 writ-ten 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 Manage-ment 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 accom-modation 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
----------------	-----------

District as set forth in that certain *Master Assessment Methodology Report Lake-wood 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 Of-fice"); 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 spe-cial assessments" contemplated by Section 170.03, *Florida Statutes*, for the assess-ment 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 SU-PERVISORS OF THE LAKEWOOD RANCH STEWARDSHIP DIS-TRICT:

- The Assessments shall be levied to defray the cost of the Improvements.
- The nature and general location of, and plans and specifications for, the Im-provements 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 benefitted thereby and further designated by the assess-ment 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 Improve-ments 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 As-sessments 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 meth-od of collecting the Assessments is not available to the District in any year, or if de-termined 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 Dis-trict'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 pub-lished 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:	LAKEWOOD 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
-----------------------	-----------

PUBLIC SALES / ESTATE / SALES ---

FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number: 2025CP000453AX IN RE: ESTATE OF DOUGLAS P WILLIAMS, Deceased.	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 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.	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 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	Personal Representative: MARK CHMIELEWSKI 3523 North Lockwood Ridge Road Sarasota, FL 34234 Attorney for Personal Representative: DOUGLAS J. ELMORE Florida Bar No. 0020858 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service: Primary: delmore@williamsparker.com Secondary: ltraver@williamsparker.com April 25; May 2, 2025 25-00642M

FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE COUNTY 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	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. Wonsetler Karen J. Wonsetler, 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	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	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	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, 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-	CORDS OF MANATEE COUNTY, FLORIDA. PARCEL ID: 587644956 The above is to be published in the Business Observer. 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 sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 125279 Attorney for Plaintiff April 25; May 2, 2025 25-00640M
---	---

FIRST INSERTION	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	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.Storage treasures.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	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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property April 25; May 2, 2025 25-00631M	

FIRST INSERTION	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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00628M	

FIRST INSERTION	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 & suppliers 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00627M	

FIRST INSERTION	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 & suppliers 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00627M	

FIRST INSERTION	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 & suppliers 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00627M	

FIRST INSERTION	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 & suppliers 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00627M	

FIRST INSERTION	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 & suppliers 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. April 25; May 2, 2025 25-00627M	

FIRST INSERTION	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 , the 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	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

Business Observer

30

--- ESTATE / SALES ---			
FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	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	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. Person 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	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 DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of 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	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. Person 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	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT 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 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	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 unmaturred, 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 unmaturred, 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	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 DESCRETION, 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	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION

FIRST INSERTION	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

Q&A

Who benefits from legal notices?

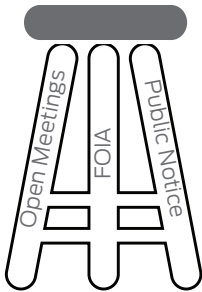
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

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.

IV18237_V13

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

To publish your legal notice call: 941-906-9386 or 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 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 MANA-
TEE COUNTY, FLORIDA.
Property Address: 7249 9th Ave-
nue 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 enti-
tled 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 or-
der to participate in this proceeding,
you are entitled, at no cost to you,

to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
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 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 DE-
SCRIBED LAND, SITUATE,
LYING AND BEING IN THE
MANATEE COUNTY, FLORI-
DA, TO-WIT: LOT 26, BLOCK
C, FRESH MEADOWS SUBDI-
VISION, PHASE I, ACCORD-
ING 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. Ad-
min. 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 par-
ties.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
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 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 North-
west 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 Mana-
tee County, Florida.
Property Address: 1625 51st Ave-
nue 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 enti-
tled 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 disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-

sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
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 BAR-
BARA 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 address-
es of the personal representative and
the personal representative’s attorney
are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands

against decedent’s estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
The personal representative has no
duty to discover whether any property
held at the time of the decedent’s death
by the decedent or the decedent’s sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
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 de-
mands against decedent’s estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT’S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is April 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
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-mail:
mchapman@blalockwatlers.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 MANA-
TEE COUNTY, FLORIDA.

AND
LOT 2093, TWIN RIVERS,
PHASE II AS PER PLAT
THEREOF RECORDED IN
PLAT BOOK 44, PAGE 122,
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writ-
ten defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before (30 days
from Date of First Publication of this
Notice) and file the original with the
clerk of this court either before service
on Plaintiff’s attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition
filed herein.
In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal Aid of Manasota at (941) 747-1628
or www.legalaidofmanasota.org. If you
do not qualify for free legal assistance or
do not know an attorney, you may email
an attorney referral service (listed in the
phone book) or contact the Florida Bar
Lawyer Referral Service at (800) 342-

8011.
If you are a person with a disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this Court 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
24-214544
April 18, 25, 2025 25-00579M

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.

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

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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.

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?

Keep Public Notices in Newspapers.

NEWS MEDIA ALLIANCE

www.newsmediaalliance.org

1VB327-VJ7

SP13858

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		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, Pro- bate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 18, 2025. Personal Representative: David Roy Jackson 732 Lake Blue Dr. Lake Placid, Florida 33852 Attorney for Personal Representative: Charles J. Pratt, Jr. Florida Bar Number: 319171 DYE HARRISON KNOWLES KIRKLAND PRATT & 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, 202525-00616M		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 attor- ney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER- VICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 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, 202525-00612M		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-ALA- RIE, 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 per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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, 202525-00615M		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 pend- ing 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 represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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, 202525-00605M		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 per- sonal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 18, 2025. ALICE M. LOWE P.O. Address: 76 Cottonwood Trail, Gilford, NH 03249 Tina M. Mroczkowski, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 0096629 tinam@bowmangeorge.com Attorneys for Personal Representative April 18, 25, 202525-00578M		NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000207 PROBATE DIVISION IN RE: ESTATE OF DORIS J. CONNOLLY Deceased. The administration of the estate of DO- RIS J. CONNOLLY, deceased, whose date of death was June 9, 2024, is pend- ing 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 represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is April 18, 2025. Petitioner JEFFERY J. CHALK C/O TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No.586242 April 18, 25, 202525-00585M	

PUBLISH
YOUR
LEGAL
NOTICE

We publish all
Public sale,
Estate & Court-
related notices

• We offer an online payment
portal for easy credit
card payment

• Service includes us e-filing your
affidavit to the Clerk's office
on your behalf

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

IV2025A.V33

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, 202525-00599M

SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		SECOND INSERTION		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.		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.		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.		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.		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.		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 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 ELDOR 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, 202525-00577M		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: J amie 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, 202525-00593M		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, 202525-00594M		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, 202525-00595M		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, 202525-00610M		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: jjohnson@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 April 18, 25, 202525-00614M	

FOURTH INSERTION			
<div>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.</div> <div>TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:</div>	<div>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.</div> <div>2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.</div> <div>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.</div> <div>Apr. 4, 11, 18, 25, 202525-00508M</div>		

SECOND INSERTION			
<div>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); Defendant(s).</div> <div>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,</div>	<div>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 Colonnoso, 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.</div> <div>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</div>	<div>UNCLAIMED.</div> <div>*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*</div> <div>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.</div> <div>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.</div> <div>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: mtbbi@logs.com By: /s/ Amanda Friedlander, Esq. Amanda Friedlander, Esq. FL Bar # 72876 22-327002 FC01 CXE April 18, 25, 202525-00606M</div>	

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, 202525-00576M

SECOND INSERTION			
<div>Notice of Public Sale</div> <div>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</div> <div>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, 202525-00576M</div>			
SECOND INSERTION			
<div>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.</div> <div>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</div>			
court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-			

TION 733.702 WILL BE FOREVER 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, 202525-00598M