## MANATEE COUNTY LEGAL NOTICES

### FIRST INSERTION

NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025 CAR CLINIC AUTO REPAIR 6224 31ST ST E UNIT 8 & 9 2022 TOYT 5TDYRKEC7NS081445 \$21596.11 25-00811M

May 23, 2025

#### FIRST INSERTION NOTICE UNDER FICTITIOUS

### NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Caitlin F Shinn will engage in business under the fictitious name MILLIE & ROSE, with a physical address 11893 FOREST PARK CIRCLE BRADEN-TON, FL 34211, with a mailing address 11893 FOREST PARK CIRCLE BRADENTON, FL 34211, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

May 23, 2025 25-00817M

FIRST INSERTION FICTITIOUS NAME NOTICE

Notice is hereby given that ASHLEY BRANTLEY, OWNER, desiring to engage in business under the fictitious name of ASHLEY'S HEALING TOUCH MOBILE located at 3227 6TH AVENUE WEST, PALMETTO, FLOR-IDA 34221 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. May 23, 2025 25-00795M

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 Polish Care Services Manatee located at 3826 Autumn Fern Terrace in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 19th day of May, 2025. Agnes Sienicki

May 23, 2025 25-00803M

#### FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in busi-ness under the fictitious name of Seamless Detailing located at 510 4th St E, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division

of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 21st day of May, 2025. HERRERA MOTORS LLC

May 23, 2025

25-00816M

#### FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Willow Walk Community Development District will hold a special meeting on Tuesday, June 2, 2025 at 4:00 p.m. and Tuesday, August 12, 2025, at 4:00 p.m. at The Harrison Ranch Clubhouse which is located at 5755 Harrison Ranch Blvd. Parrish, FL 34219. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL 33578. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at  $(813)\ 533-2950,$  at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Stephanie DeLuna District Manager		
May 23, 2025		25-00785M
	FIRST INSERTION	

#### NOTICE OF BOARD MEETING EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **Wednesday**, June 4, 2025, at 6:00 PM at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at eaglepointecdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

#### --- PUBLIC SALES ----

#### 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 Hot Takes Apparel located at 5020 Cedar Leaf Circle #41 in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee. Florida. Dated this 16th day of May, 2025. Kara Parlin

25-00792M May 23, 2025

#### FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida

Statutes

NOTICE IS HEREBY GIVEN that the undersigned, de-siring to engage in business under fictitious name of EUPHEMIA HAYE RESTAURANT located at 5540 Gulf of Mexico Dr in the Counof ty of MANATEE in the City of LONGBOAT KEY, Florida 34228 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at MANATEE, Florida, this 23rd day of May, 2025. RAEREE SOLOMAN, LLC

May 23, 2025

FIRST INSERTION

Notice of Community Workshop

The Harbourage at Braden River Community Development District will hold a workshop on June 11, 2025 at the Harbourage Recreation Center located at 5705 Key West Place Bradenton, FL at 1:00 p.m.

The purpose of the workshop is to present general information as it relates to gate vendors. No Board action will be taken during this workshop. The workshop is open to the public and will be conducted in accordance with Florida law. A copy of the agenda for this workshop may be obtained from the District Manager, at 2700 S. Falkenburg Rd, Suite 2745, Riverview FL 33578 or by calling 813-533-2950. The workshop may be continued to a date, time, and place to be specified on the record at the workshop. There may be an occasion where one or more supervisors will participate by speaker telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office.

Stephanie DeLuna	
District Manager	
May 23, 2025	

#### FIRST INSERTION NOTICE OF PUBLIC MEETING DATES

### WATERLEFE COMMUNITY DVELOPEMENT DISTRICT

The Board of Supervisors of the Waterlefe Community Development District will hold its Budget Workshop on Wednesday June 4th , 2025, at 2:00 P.M. at the Water-lefe Golf Club located at 1022 Fishhook Cove Bradenton, FL 34212.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued in progress without additional notice to a date, time and location to be stated on the record.

A copy of the agenda for these meetings and workshops may be obtained by con-tacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website:

https://www.waterlefecdd.org/

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Ruben Durand

District Manager

May 23, 2025

#### FIRST INSERTION

#### Notice Under Fictitious Name Law Notice Under Fictitious Name Law According to Florida Statute Number 865.09 NOTICE IS HEREBY GIVEN that

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MassageLuXe located at 8739 Fort Hamer Road in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 18th day of May, 2025.

FIRST INSERTION

According to Florida Statute

Number 865.09

Manatee County, FL 34243 intends to register the said name with the Division

of Corporations of the Department of Lillian Grega

Dated this 19th day of May, 2025.

May 23, 2025 25-00794M

FIRST INSERTION

the undersigned, desiring to engage in

business under the Fictitious Name of

SeaQuin Coastal Realty located at 5802

Carriage Drive in the City of Sarasota,

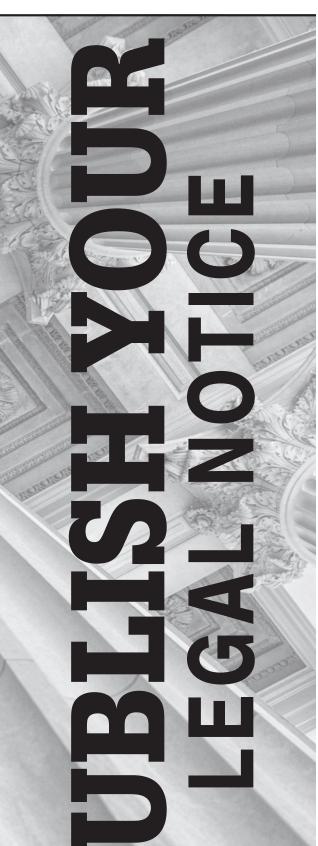
State, Tallahassee, Florida,

LDMTC Group, LLC

May 23, 2025

Mindy Valdivia

25-00793M



25-00807M

25-00815M

25-00812M

Harbourage at Braden River Community Development District

In accordance with Sections 119.071(3)(a) and 286.0113, Florida Statutes, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms\_tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

May 23, 2025

Richard McGrath, District Manager Governmental Management Services - Tampa, LLC 25-00784M

#### PALM BAY MHC HOLDINGS, LLC 715 10TH STREET EAST PALMETTO, FL 34221

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

TO: GALE FITZGERALD LEONZIO (deceased) and ANY UNKNOWN PARTY(S) IN POSSESSION 751 10th Street East; Lot #212 Palmetto, FL 34221 CMRR#: 9589-0710-5270-0136-5673-37

When you vacated the premises 751 10th Street East; Lot #212, Palmetto, FL 34221, the following personal property remained: 1978 UNKNOWN MAKE MAUVE UNKNOWN MODEL;

SINGLE WIDE MOBILE HOME; TITLE NO. #0015137692; VIN NO. #0361212L; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT

You may claim this property at: 751 10th STREET EAST, PALMETTO, FL 34221 (Main Office)

Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than June 6, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money. PALM BAY MHC HOLDINGS, LLC KATHY HOFF. PARK MANAGER 715 10th Street East Palmetto, FL 34221 (941) - 722 - 7048May 23, 2025 25-00808M



### 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

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



--- ESTATE ----

FIRST INSERTION

with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER BARRED.

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written

The date of first publication of this

DATE OF DEATH IS BARRED.

Kelly Warne, Petitioner Jonathan D. Crick, Esquire

2425 Manatee Avenue West

Email: joncrick@gmail.com

Bradenton, Florida 34205 Florida Bar No. 0127307

May 23, 30, 2025

notice is May 23, 2025.

NOTWITHSTANDING THE TIME

ALL CLAIMS NOT FILED WITHIN

PUBLICATION OF THIS NOTICE.

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000896 IN RE: ESTATE OF PAMELA SHEPPARD,

26

Deceased. The administration of the estate of PA-MELA SHEPPARD, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1133 IN RE: ESTATE OF ILLYAAS SHARIFF BREWER, SR

Deceased. The administration of the estate of Illyaas Shariff Brewer, Sr, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for MANA-TEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000827 Division Probate IN RE: ESTATE OF GAIL M. BEITELMAN, A/K/A GAIL BEITELMAN, Deceased.

The administration of the estate of Gail M. Beitelman, a/k/a Gail Beitelman, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which Manatee County Circuit Probate Court, 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attor-ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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: May 23, 2025. **Robert D. Hines** 

**Curator** 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com 25-00814M May 23, 30, 2025

#### FIRST INSERTION

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

All other creditors of the decedent and other persons having claims or 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 May 23, 2025. Personal Representative: Jessyca S. Ramos 3503 47th Ave. W Bradenton, FL 34210 Attorney for Personal Representative: Patrick L. Smith Attorney Florida Bar Number: 27044 179 N US Hwy 27 Suite F

Clermont, FL 34711 Telephone: (352) 204-0305 Fax: (352) 989-4265 E-Mail: patrick@attorneypatricksmith.com Secondary E-Mail: becky@attorneypatricksmith.com May 23, 30, 2025 25-00805M

### FIRST INSERTION

#### 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 Com-munity 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

NOTICE TO CREDITORS THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 001189 Division PROBATE IN RE: ESTATE OF Joy I. Jensen,

Deceased. The administration of the estate of Joy I. Jensen, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000971AX IN RE: ESTATE OF

HARVEY WEBB, JR., Deceased. The administration of the estate of HARVEY WEBB, JR., deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative 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

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1118 IN RE: ESTATE OF MARGARET E. VITA,

Deceased. The administration of the estate of MARGARET E. VITA, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and The personal representative or cura-tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

#### FIRST INSERTION NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR

MANATEE COUNTY. FLORIDA PROBATE DIVISION File Number 2025 CP 1035 IN RE: ESTATE OF

### **ROBERT DENNIS PETRIL,** Deceased. The administration of the ESTATE OF

ROBERT DENNIS PETRIL, deceased, whose date of death was March 30. 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of 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 demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as 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 the first publication of this Notice is May 23, 2025.

## Personal Representative: ALICIA BROWN PETRIL

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative:

RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor

Sarasota, Florida 34236 (941) 957-1900 rgans@fergesonskipper.com services@fergesonskipper.com May 23, 30, 2025 25-00788M

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

PETER GORANITES

4 Friar Lane

Cumberland, ME 04021

Attorney for Personal Representative:

DATE OF DEATH IS BARRED.

notice is May 23, 2025.

FLETCHER H. RUSH

Dietz & Getzen

Secondary:

Sarasota, FL 34236

Designation of Email

Addresses for service:

Florida Bar No. 0100586

Williams Parker Harrison

Telephone: 941-552-2563

50 Central Avenue, Eighth Floor

Primary: frush@williamsparker.com

25-00820M

BARRED.

ALL CLAIMS NOT FILED WITHIN

FIRST INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

#### File No. 2025-CP-001094 IN RE: ESTATE OF

DOUCAS J. GORANITES, Deceased. The administration of the estate of DOUCAS J. GORANITES, deceased, whose date of death was February 16. 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal repre-sentative'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.

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

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

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

## GARY R. NOACK

TO ALL PERSONS HAVING CLAIMS

of Summary Administration has been entered in the estate of GARY RONALD WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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,

HOYT **k**. WEBB 68-08 43rd Avenue Woodside, NY 11377

JEFFREY T. TROIANO Florida Bar No. 0031557 Williams Parker Harrison Dietz & Getzen 50 Central Avenue, Eighth Floor Sarasota, FL 34236 Telephone: 941-366-4800 Designation of Email Addresses for service:

Secondary:

May 23, 30, 2025

FIRST INSERTION

demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

25-00819M

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Personal Representatives:

HARVEY WEBB III

25-00796M

PROBATE DIVISION File No. 2025-CP-000926 **Division Probate** IN RE: ESTATE OF GARY RONALD NOACK a/k/a

### Deceased.

OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order

NOTICE.

All other creditors of the decedent

The personal representative has no

mbussiere@williamsparker.com May 23, 30, 2025 FIRST INSERTION

notice is May 23, 2025. 19 Eleven Levels Road Ridgefield, CT 06877

Attorney for Personal Representatives: Primary: jtroiano@williamsparker.com

ncarson@williamsparker.com

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 May 23, 2025.

#### Personal Representative: **Robin Sorensen**

2223 Montgomery Street Bethlehem, Pennsylvania 18017 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 May 23, 30, 2025 25-00789M the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

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: May 23, 2025.

John Raymond Vita Personal Representative 10224 4th Avenue W

Bradenton, Florida 34210 Florida Bar No. 0861420 Email: jgoethe@barneswalker.com Caroline M. Tschida Florida Bar No. 1064556 Email: ctschida@barneswalker.com BARNES WALKER, GOETHE, PERRON SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Attorneys for Personal Representative May 23, 30, 2025 25-00786M NOACK a/k/a GARY R. NOACK, deceased, File Number 2025-CP-000926, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was August 29, 2024; that the total value of the estate is \$51,629.92 and that the names and addresses of those to whom it has been assigned by such order are: Name Address CHERYL LYNN NOACK c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, Florida 34205 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the de-

cedent and persons having claims or

demands against the estate of the dece-

dent other than those for whom provi-

sion for full payment was made in the

Order of Summary Administration

must file their claims with this court

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

The date of first publication of this Notice is: May 23, 2025

### Person Giving Notice: CHERYL LYNN NOACK c/o Jenna Kyle Meltzer

802 11th Street West Bradenton, Florida 34205 Attorney for Person Giving Notice JENNA KYLE MELTZER Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com May 23, 30, 2025 25-00791M



# CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com V10266



FIRST INSERTION

### --- ACTIONS / SALES / ESTATES ---

FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-1171 IN RE: THE ESTATE OF BETTY BOROUGHS, a/k/a

BETTY B. BOROUGHS, The administration of the estate of BETTY BOROUGHS, a/k/a BETTY B. BOROUGHS, deceased, File Number 2025-CP-1171, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 1000 IN RE: ESTATE OF CLYDE L. THOMAS,

Deceased. The administration of the ESTATE OF CLYDE L. THOMAS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The date of first publication of this Notice is May 23, 2025.

John Boroughs

## Michael P. Boroughs

Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com May 23, 30, 2025

#### FIRST INSERTION

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN

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

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

this Notice is May 23, 2025. Personal Representative:

Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 rgans@fergesonskipper.com services@fergesonskipper.com May 23, 30, 2025

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO .: 412024CA000606CAAXMA SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,

Plaintiff, v. DALTON S. DOWNING; PALMETTO POINT CIVIC ASSOCIATION INC.; 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.

NOTICE IS HEREBY GIVEN NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

Signed on May 20, 2025.

Co-Personal Representative

#### **Co-Personal Representative** s/Damian M. Ozark

25-00813M

NOTWITHSTANDING THE FORTH

The date of the first publication of

MELANIE TRUEMPY c/o 1515 Ringling Blvd., 10th Floor

25-00804M

THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY

FLORIDA. Property Address: 711 47th St W, Palmetto FL 34221 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION,

MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

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

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION

File No. 2025CP984 IN RE: ESTATE OF

PAUL CHARLES STRICKLAND Deceased. The administration of the Estate of PAUL CHARLES STRICKLAND, de-

ceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P O Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE OF SALE

### FIRST INSERTION

IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No.: 2022CA004086AX Division B US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST Plaintiff, vs. ZECHARIAH HILL, BRADEN **CROSSINGS HOMEOWNERS** ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 21, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described

as: LOT 21, BRADEN CROSSINGS. PHASE 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 151-155, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. and commonly known as: 4675 56TH DR E, BRADENTON, FL 34203; in-

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 412025CA000099CAAXMA

THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA, Plaintiff, v.

THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; et al., Defendant.

liquidated 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 PUBLICA-TION OF THIS NOTICE IS: May 23, 2025.

**Personal Representative** JAMES WM. KNOWLES 2812 Manatee Ave W Bradenton, FL 34205

Attorney for Personal Representative: JAMES WM. KNOWLES, ESQ. Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454

May 23, 30, 2025

cluding the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on July 2, 2025 at 11:00 A.M.

25-00806M

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

If you 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: May 20, 2025 By: /s/ Jennifer M. Scott Jennifer M. Scott Attorney for Plaintiff Invoice to: Kass Shuler, P.A. 1604 N. Marion St. Tampa, FL 33602 ForeclosureService@kasslaw.com 328202/2425400/jms2 May 23, 30, 2025

FIRST INSERTION

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

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

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA

PROBATE DIVISION File No. 2025 CP 001180 IN RE: ESTATE OF Wavne A Boeyer, Deceased.

The administration of the estate of Wayne A Boeyer, deceased, whose date of death was December 19th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. 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.

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

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

Case #: 2023CA003644AX

DIVISION: B

Association, Not In Its Individual

**Trustee for RCAF Acquisition Trust** 

Victor G. Levine; Unknown Spouse

Person in Possession of the Subject

NOTICE IS HEREBY GIVEN pursuant

to order rescheduling foreclosure sale or

Final Judgment, entered in Civil Case

No. 2023CA003644AX of the Circuit

Court of the 12th Judicial Circuit in and

for Manatee County, Florida, wherein

U.S. Bank Trust National Association,

Not In Its Individual Capacity But

Solely As Owner Trustee for RCAF

Acquisition Trust, Plaintiff and Victor

G. Levine are defendant(s), I, Clerk of

Court, Angelina Colonneso, will sell to

the highest and best bidder for cash VIA THE INTERNET AT WWW.

MANATEE.REALFORECLOSE.COM,

AT 11:00 A.M. on August 6, 2025, the

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT OF

FLORIDA IN AND FOR MANATEE

COUNTY

GENERAL JURISDICTION

DIVISION

CASE NO.

412024CA001922CAAXMA

FEDERAL HOME LOAN MORTGAGE CORPORATION

AS TRUSTEE FOR FREDDIE

SANDRA SILER ROSS, et al.,

2018-2,

Plaintiff, vs.

Defendant.

MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES

Capacity But Solely As Owner

of Victor G. Levine; Unknown

U.S. Bank Trust National

Plaintiff, -vs.-

Defendant(s).

Property

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

creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is May 23, 2025. Gary Boeyer

#### P.O. Address:

3516 Wilderness Blvd. West, Parrish, FL 34219

**Personal Representative** ANDREW W. ROSIN, P.A. Attorneys for Personal Representative 1966 HILLVIEW STREET SARASOTA, FL 34239 Telephone: (941) 359-2604 Florida Bar No. 0598305 Email Addresses: arosin@rosinlawfirm.com

May 23, 30, 2025 25-00797M

FIRST INSERTION

following described property as set forth in said Final Judgment, to-wit:

LOT 1, OF CEDAR WOOD-LANDS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 166-167, OF THE PUBLIC RE-CORDS OF MANATEE COUN-

TY, FLORIDA. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

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.

May 23, 30, 2025 25-00818M

#### FIRST INSERTION

on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Block 1, Highland Grove Subdivision, according to the plat thereof recorded in Plat Book 2, Page 91, 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 before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com Fla. Bar No.: 146803 24-10656FL May 23, 30, 2025 25-00810M

25-00809M berg, Attorney for Plaintiff, whose ad-

dress is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before, a date which is within thirty (30) days after the first publication of this Notice

pursuant to a Final Judgment dated May 1, 2025 entered in Civil Case No. 412024CA000606CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and DALTON DOWNING: PALMETTO POINT CIVIC ASSOCIATION INC. are defendants, Angelina "Angel" Colonneso, Clerk of Court. will sell the property at public sale at www. manatee.realforeclose.com beginning at 11:00 AM on June 17, 2025 the following described property as set forth in said Final Judgment, to-wit:. LOTS 814 AND 815. PALMET-

TO POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF. AS RECORDED IN PLAT BOOK 8, PAGES 124

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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Shealy Jordan Shealy, Esq. FBN: 1039538 File No: 02303632-JMV 25-00801M May 23, 30, 2025

To the following Defendant(s):

GLORIA A. CAPERS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS

(LAST KNOWN ADDRESS 221 30TH ST E PALMETTO, FL 34221)

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOTS 8 AND 9. BLOCK 3. LIN-COLN MANOR. ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7. PAGE 100, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 221 30th St E, Palmetto. FL 34221

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronen-

at (800) 342-8011.

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

this Court this 16TH day of MAY, 2025. ANGELINA COLONNESO As Clerk of the Court

By (SEAL) K. Gaffney As Deputy Clerk May 23, 30, 2025 25-00799M

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 01, 2025 in Civil Case No. 412024CA001922CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-2 is Plaintiff and Sandra Siler Ross. al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of June, 2025 at 11:00 AM



SARASOTA • MANATEE • HILLSBOROUGH PASCO • PINELLAS • POLK • LEE **COLLIER • CHARLOTTE** 



NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL

CIRCUIT IN AND FOR

MANATEE COUNTY, FLORIDA PROBATE DIVISION

Case No. 2025 CP 621 CPAX

IN RE: ESTATE OF

Michael C. Campbell

Deceased.

This administration of the estate of

Michael C. Campbell, deceased, whose

date of death was October 27, 2024, is

pending in the Circuit Court of Mana-

tee County, Florida Probate Division,

the address of which in Post Office Box

25400, Bradenton, FL 34206-2540.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

NOTICE OF ACTION FOR JOINT

PETITION FOR ADOPTION BY

GRANDPARENTS AND

TERMINATION OF PARENTAL

RIGHTS

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

Case No: 2025-DR-000429

IN RE: ADOPTION OF:

K.J.C., DOB: 09/25/2012

K.L.C., DOB: 05/26/2015

K.L.C., DOB: 05/26/2015

Adoptee Minor Children.

Respondent/Mother.

TO: Mandy Lee Coxwell

**MELISSA ANTE COXWELL and** 

ANDREW BRYAN COXWELL,

and MANDY LEE COXWELL,

Petitioners/Paternal Grandparents,

Last Known Address: 3451 Queens Street Apt. 621, Sarasota, Florida 34231

Petition for Adoption by Grandparents

and Termination of Parental Rights has

been filed against you and that you are

required to serve a copy of your written defenses, if any, to it on Robert D. Stein,

Esquire, attorney for the Petitioners,

whose address is 1201 6th Ave. West

Suite 110, Bradenton, FL 34205 c/o, the

Petitioners, Melissa Ante Coxwell and

Andrew Bryan Coxwell, on or before

(date) 06/27/2025 and file the original

with the Clerk of this Court at: Mana-

tee County Clerk of Circuit Court, 1115

NOTICE OF ACTION

IN THE COUNTY COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

Case No. 2025CC000917

WILSON ALVAREZ, DAIHANNA

V. ALVAREZ, and UNKNOWN

TO: DAIHANNA V. ALVAREZ

ASSOCIATION, INC.,

Plaintiff vs.

TENANT(S),

Defendants.

Florida:

Florida.

WILLOWBROOK CONDOMINIUM

YOU ARE NOTIFIED that an action

to enforce and foreclosure a lien on the

following property in Manatee County,

Condominium Unit 3506, Build-

ing 35, Phase 8, WILLOW-

BROOK, A CONDOMINIUM, together with an undivided in-

terest in the common elements,

according to the Declaration of Condominium thereof re-

corded in Official Records Book

2187, Pages 2990 through 3154,

and amended by document re-

corded in Official Records Book

2307, Page 6394, as amended

from time to time, of the Pub-

lic Records of Manatee County,

YOU ARE NOTIFIED that a Joint

below.

## **MANATEE COUNTY**

#### --- ACTIONS / SALES / ESTATES ----

### FIRST INSERTION

All creditors of the descendent and to her 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 OR 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN 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: May 23, 2025

> Christina Sherman Personal Representative

25620 SR 70 East Myakka City, FL 34251

Timothy M. Grogan Attorney for Personal Representative Florida Bar No. 612731 PO Box 14243 Bradenton, FL 34280 Telephone: (941) 773-6851 Email: tgroganlaw@gmail.com 25-00790M May 23, 30, 2025

FIRST INSERTION

Manatee Ave W. Bradenton, FL 34205. before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

The minor child(ren) are identified as follows:

K.J.C., DOB: 09/25/2012, Place of Birth: Manatee County, Florida K.L.C., DOB: 05/26/2015, Place of

Birth: Sarasota County, Florida K.L.C., DOB: 05/26/2015, Place of

Birth: Sarasota County, Florida Physical Description of Respondent: Age: 33 Race: White Hair Color: Black Eye Color: Hazel

Approximate Height: 5' Approximate Weight: 125lbs

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County:

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

who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, ton, 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: 05/16/2025

Angelina Colonneso Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT

Deputy Clerk May 23, 30; June 6, 13, 2025

PARCEL ID NO.: 1918562809 ("Property") Property Address: 8978 White

A Lawsuit has been filed against you

This notice shall be published once each week for two consecutive weeks in The Business Observer.

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

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

of this Court on this 16th day of May, 2025.

Angelina Colonneso, Clerk of Court BY: DEPUTY CLERK RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Counsel for Plaintiff For Electronic Service: Pleadings@RPGLaw.com 10573-016 May 23, 30, 2025 25-00798M

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

Case No. 2025CA000249AX NATIONSTAR MORTGAGE LLC Plaintiff vs. THE ESTATE OF JOSEPH AMORY;

THE ARBORS AT PINEBROOK OWNERS ASSOCIATION., INC; Et Al,

through, under and against the above

named Defendant who are unknown to

be dead or alive whether said unknown

are persons, heirs, devisees, grantees, or

4110 Ironwood Circle, # 104 Bradenton,

YOU ARE NOTIFIED that an action

to foreclose a mortgage has filed against

you in Manatee County, Florida regard-

ing the subject property with a legal de-

Unit 104, THE ARBORS AT

PINEBROOK, PHASE III, a

Condominium, according to

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

12TH JUDICIAL CIRCUIT IN AND

FOR MANATEE COUNTY, FLORIDA

CASE NO .:

412024CA001891CAAXMA KIAVI FUNDING, INC.,

JORO INVESTMENTS, LLC,

Company; JOSEPH YEAGER

A/K/A JOSEPH M. YEAGER, an

Individual; ALLISON E. NORTON;

**Defendant(s),** NOTICE IS HEREBY GIVEN

pursuant to a Final Judgment dated

April 28, 2025 entered in Civil Case

in the Circuit Court of the 12th

Judicial Circuit in and for Manatee

County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and JORO

INVESTMENTS, LLC, a Florida

Limited Liability Company; JOSEPH

YEAGER A/K/A JOSEPH M. YEAGER, an Individual; ALLISON E.

NORTON are defendants, Angelina

Colonneso, Clerk of Court, will sell

the property at public sale at www.

manatee.realforeclose.com beginning

at 11:00 AM on June 18, 2025 the

following described property as set

forth in said Final Judgment, to-wit:.

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF

THE NORTHEAST 1/4 OF

THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35

SOUTH, RANGE 18 EAST, BE-

ING AND LYING IN MANA-

TEE COUNTY, FLORIDA, BE-

ING MORE PARTICULARLY

00 DEG 05'34" W. ALONG THE

EAST LINE OF SAID SOUTH-

WEST 1/4, A DISTANCE OF

667.96 FEET, MORE OR LESS,

TO ITS INTERSECTION WITH

THE SOUTH LINE OF THE

ABOVE DESCRIBED PARCEL;

THENCE N. 89 DEG 51'19" W., ALONG SAID SOUTH LINE, A

DISTANCE OF 323.93 FEET;

THENCE N. 00 DEG 52'48" E.

A DISTANCE OF 166.95 FEET

TO THE NORTHERLY LINE

OF THE ABOVE DESCRIBED PARCEL; THENCE S. 89 DEG 55'08" E., ALONG SAID

NORTHERLY LINE, A DIS-

DESCRIBED AS FOLLOWS: COMMENCE AS FOLLOWS: COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S.

412024CA001891CAAXMA

a Florida Limited Liability

UNKNOWN TENANT #1;

UNKNOWN TENANT #2,

Defendants TO: All unknown parties claiming by,

other claimants

Florida 34209

scription, to-wit:

Plaintiff, v.

1425, Page 3313, and all exhibits and amendments thereof. and recorded in Condominium Plat Book 27, Page 102, Public Records of Manatee County, Florida.

FIRST INSERTION

The Declaration of Condo-

minium recorded in O.R. Book

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 3423 7 and the Primary email address for electronic service of all pleadings in this case un-der Rule 2.516 is as follows: Pleadings@ Gassellaw.com, within 30 days from the first date of publication on or before , and file the original with the clerk of this court at 1115 Manatee Avenue West, Bradenton. Florida 34205 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County: If you cannot afford an attorney, con tact Gulfcoast Legal Services at (941)

#### FIRST INSERTION

TANCE OF 321.80 FEET TO THE INTERSECTION WITH THE SAID EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE S. 00 DEG 05'34" W., A DISTANCE OF 167.24 FEET. SUBJECT TO A 20-FOOT EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTHERLY 20 FEET OF THE ABOVE DESCRIBED PARCEL ALSO LESS ROAD RIGHT OF WAY ON THE EAST SIDE AS PER ROAD PLAT BOOK 8, PAGES 167 THROUGH 168, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. LESS AND EXCEPT THE FOL-LOWING: A TRACT OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTH-EAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N. 89°35'30" W. ALONG THE NORTHERLY LINE OF SAID SOUTH 1/2, A DISTANCE OF 17.57 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF LOCKWOOD RIDGE ROAD PER OR BOOK 962, PAGE 1150 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S. 01°51'26" W. ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 166.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTH-EAST 1/4 OF THE NORTH-EAST 1/4 OF THE SOUTH-WEST 1/4 OF SAID SECTION 28; THENCE N. 89°34'05" W. ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.33 FEET; THENCE N. 00°26'57' E., PARALLEL TO AND 42.00 FEET WESTERLY OF THE

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

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

Angelina "Angel" Colonneso, Esq. CLERK OF THE COURT By: (Seal)

As Deputy Clerk May 23, 30, 2025 25-00787M

EASTERLY LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 166.86 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 THE NORTHEAST 1/4 ÓF OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE S. 89°35'30" E. ALONG SAID NORTHERLY LINE, A DIS-TANCE OF 24.43 FEET TO THE POINT OP BEGINNING. BEING THE SAME AS DE-SCRIBED IN OFFICIAL RE-CORDS BOOK 1554, PAGE 1011, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. Property Address: 7382 Lockwood Ridge Rd, Sarasota, FL 34243

ANY PERSON CLAIMING AN IN-TEREST 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 DISCRE-TION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL PUBLISHED AS PROVIDED HEREIN

If you are a person with a disability 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 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Taji S. Foreman Taji S. Foreman, Esq. FBN: 0058606 File No: 3843.000107 25-00800M May 23, 30, 2025

If you are a person with a disability

By (SEAL) C Gaskin

25-00802M

FIRST INSERTION

Sage Loop, Lakewood Ranch, Florida 34202

in Pinellas County Court, WILLOW-BROOK CONDOMINIUM ASSOCIA-TION, INC. v. WILSON ALVAREZ, DAIHANNA V. ALVAREZ, and UN-KNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

### to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden-



## What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

## How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

to those individuals listed below at the location indicated:

Ashley Tomes- Furniture, home decorations

Chris Carlen- household and about 50 boxes

Chauntini Fox- Furniture, boxes, totes, appliances

Scott Dean- Mattresses and Boxes

SECOND INSERTION

PUBLIC NOTICE OF SALE

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

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

Ruth Hallman-boxes, totes, W&d and small tv stand , 2 twin mattress.

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 06/05/2025

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.

THIRD INSERTION

### SUBSEQUENT INSERTIONS

### --- ESTATE / SALES / ACTIONS / PUBLIC SALES ---SECOND INSERTION

#### SECOND INSERTION PUBLIC NOTICE OF 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, 9419 Moccasin Wallow Rd Parrish, FL 34219 on June 5th, 2025 at 11: 00 AM

- Karlin Oneill Furniture
- Ginger Kelly Household Goods Kohl Walsh Household Goods
- Randy Jackson Sentimental items

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. May 16, 23, 2025 25-00744M

### SECOND INSERTION

#### PUBLIC NOTICE OF SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5225 Caruso Road, Bradenton, FL 34203

Phone Number 941-216-0233

Time of Sale June 5, 2025 @ 11am

Ana Leet

Furniture, Boxes, Clothing, Household Goods, Kitchen Items Kristy Weinberg

Household

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. 25-00750M May 16, 23, 2025

#### SECOND INSERTION

unclaimed.

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 of the Court reports the surplus as

ity who needs any accommodations in order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice impaired, call 711.

Dated this 12 day of May 2025.

NAJMY THOMPSON, P.L.

Florida Bar No. 092862 1401 8th Avenue West

Bradenton, Florida 34205

Telephone: (941) 748-2216

Facsimile: (941) 748-2218

Correspondence only:

May 16, 23, 2025

service.KM@najmythompson.com

kmartin@najmythompson.com

bmiller@najmythompson.com

surplus from the sale, if any, other than

the property owner as of the date of the

lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

que necesita algún acomodamiento

para poder participar en este proced-imiento, usted tiene derecho, sin tener

Si usted es una persona minusválida

impaired, call 711.

25-00768M

/s/ Kari L. Martin

Kari L. Martin

Service Email:

Secondary:

If you are a person with a disabil-

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2024CC003489 **RIVER PLANTATION** 

#### HOMEOWNERS' ASSOCIATION, INC., a Florida not-for-profit corporation,

Plaintiff, vs. GREGORY S. SMITH. et al.,

Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated May 6, 2025, and entered in Case No. 2024CC003489 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee. realforeclose.com beginning at 11:00 AM on June 12, 2025, the following described property:

LOT 42, RIVER PLANTATION, PHASE II, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 47, PAGES 85 THROUGH 106, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

Any person claiming an interest in the

#### SECOND INSERTION **RE-NOTICE OF FORECLOSURE**

SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT. IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.

412024CA001209CAAXMA DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3,

Plaintiff, vs. ALPHONSO RUTLEDGE A/K/A ALPHONSO J. RUTLEDGE; MARY RUTLEDGE A/K/A MARY E. RUTLEDGE F/K/A MARY PATE; BANK OF AMERICA, NA; MR B'S CONSTRUCTION LLC; MICROF LLC A/K/A MICROF:

Defendants HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the April 17, 2025 Foreclosure Sale and Rescheduling the Foreclosure Sale dated April 14, 2025, and entered in Case No. 412024CA001209CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR SAXON ASSET SECURITIES TRUST 2007-3, MORTGAGE LOAN ASSET BACKED CERTIFICATES, SERIES 2007-3, is Plaintiff and ALPHONSO BUTLEDGE A/K/A ALPHONSO J. RUTLEDGE; MARY RUTLEDGE A/K/A MARY E. RUTLEDGE F/K/A MARY PATE: BANK OF AMERICA. NA; MR B'S CONSTRUCTION LLC; MICROF LLC A/K/A MICROF, are defendants. Angelina M. Colonneso, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee. realforeclose.com at 11:00 a.m., on the 17TH day of JUNE, 2025, the following described property as set forth in said Final Judgment, to wit: S 1/2 OF LOTS 13, 14, BLOCK "A", H. W. HARRISON SUBDI-VISION; SECTION 14, TOWN-SHIP 34 SOUTH. RANGE 17 EAST, AS RECORDED IN PLAT BOOK 6, PAGE 48, IN THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. Any person claiming an interest in the

MANATEE COUNTY. FLORIDA PROBATE DIVISION File Number 2025 CP 001033 IN RE: ESTATE OF LORRAINE C. PALADINO, Deceased.

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

The administration of the ESTATE OF LORRAINE C. PALADINO, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal repre-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY

#### CASE NO. 2022-DP-644Div.J IN THE INTEREST OF: J.A. DOB: 1/31/2024, MINOR CHILDREN TO: Nathan Adams, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: LA, born on 1/31/2024. You are hereby commanded to appear on July 1, 2025, at 10:00 AM before the Honorable Gilbert A. Smith. Jr. at the Manatee Courthouse, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton. FL 34206, for an ADVISORY HEAR-ING.

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHIL-DREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECI-FIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN

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 speci-fied under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 16, 2025. Personal Representative:

JOSEPH B. PALADINO c/o 1515 Ringling Blvd., 10th Floor

Sarasota, Florida 34236 Attorney for Personal Representative: MATTHEW B. MAYPER Florida Bar No. 0956820 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mmayper@fergesonskipper.com services@fergesonskipper.com May 16, 23, 2025 25-00780M

THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-

tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 25 day of APRIL, 2025.

#### SECOND INSERTION

#### NOTICE OF LANDOWNERS' MEETING AND ELECTION AND ORGANIZATIONAL MEETING OF THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given to the public and all landowners within Riversong Community Development District ("District"), the location of which is generally described as comprising a parcel or parcels of land containing approximately 166.303 acres of land generally located south south of Wauchula Rd, east of Highland Homes at Aviary at Rutland Ranch community, north of Rutland Rd, and west of Foxbrook Communities, within Manatee County, Florida advising that a meeting of landowners will be held for the purpose of electing five (5) persons/people to the District's Board of Supervisors ("Board", and individually, "Supervisor"). Immediately follow-ing the landowners' meeting, there will be convened an organizational meeting of the Board for the purpose of considering certain matters of the Board to include election of certain District officers, appointment of staff including, but not limited to, manager, attorney and other such business deemed appropriate which may properly come before the Board.

DATE: June 12, 2025

Certificate Number: 2019-3887

at 9: 30 AM

May 16, 23, 2025

David Frazier- Furniture.

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Tax Deed #:2025TD000006 NOTICE IS HEREBY GIVEN that GERALD L JONES the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2019-3887

Year of Issuance 2019 Description of Property Lot 273, Pic Town Subdivision, Section 2, as per plat thereof recorded in Plat Book 9, Pages 62 and 63 of the Public Records of Manatee County, Florida. PI Number 5469010002 Parcel ID Number 5469010002 Property Address: 1014 52ND AVÊ W BRADENTON, FL 34207 Names in which assessed:

25-00745M

MARY JANE SMITH

All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

May 9, 16, 23, 30, 2025 25-00698M

#### SECOND INSERTION

#### PUBLIC NOTICE OF 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 6-5-25 at 9:30am. Those in Auction:

Evelyn Treworgy - Piano, Art Sculptures, TV in box, chairs, lounge chairs, 2 ladders, wall art, couch, bag of clothes, totes, rug, dresser, mattress, shoes, electronics, pillows, rubber matts for vehicle

Evelyn Treworgy - Couch, Vacuum, Tables, 2 dollys, boxes, totes, multiple art statues, power tools, furniture, chairs, quilts, movies/cd's, cabinet, bar

stools Evelyn Treworgy - ladders, chairs, smoker grill, boxes, totes, foot spa, stanely shop vac, art piece, computers, misc. furniture

Evelyn Treworgy - Christmas decor, boxes, large furniture, generator, microwave, power tools, multiple tool bags filled with tools, shoes, fake plants, car charger, wall art, entertainment center, stuffed animals

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. May 16, 23, 2025 25-00748M

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2020-6140 Tax Deed #:2025TD000007 NOTICE IS HEREBY GIVEN that HMF FL B LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-6140 Year of Issuance 2020 Description of Property LOT 128. VOGELSANG'S BRASOTA MANOR SUBDIVISION, AC-CORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 6001< 9, PAGE(S) 7, OF

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA CASE NO.: 2024CA1446 SUNHOLD LLC. Plaintiff, v. HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006-AR4: JOSE GREGORIO; and HSBC BANK US, NATIONAL ASSOCIATION, Defendants. TO: JOSE GREGORIO 3506 54<sup>™</sup> STREET WEST BRADEN-TON, FL 34210 YOU ARE NOTIFIED that an action to quiet title on the following property in Manatee County Florida:

THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA PI#64682.0000/8 Parcel ID Number 6468200008 Property Address: 6408 8TH STREET CT W BRADENTON, FL 34207

Names in which assessed:

GRETA FIERO, PATRICK LEWIS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee realforeclose com on 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. May 9, 16, 23, 30, 2025 25-00697M

#### THIRD INSERTION

Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the riginal with the Clerk of this Court

THIRD INSERTION

Angelina Colonneso, Clerk of Court By: (SEAL) C. Hoatland As Deputy Clerk May 16, 23, 30; June 6, 2025 25-00754M

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.

ayuda. Tenga la amabilidad de ponerse en contacto con the Human Rights Office, 400 S. Ft. Harrison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días: si usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se von moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte the Human Rights Office, 400 S. Ft. Har-rison Ave., Ste. 300, Clearwater, FL 33756, (727) 464-4062 (V/TDD) nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubven imedvatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.

Dated this 12th day of May, 2025 VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 SP19525-24/sap 25-00766MMay 16, 23, 2025

PLACE: Del Webb Bayview, Driftwood Club, Conference Room 8810 Barrier Coast Trail Parrish, Florida 34219

Each landowner may vote in person or by written proxy. Proxy forms may be obtained upon request at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"). At said meeting each landowner or his or her proxy shall be entitled to nominate persons for the position of Supervisor and cast one vote per acre of land, or fractional portion thereof, owned by him or her and located within the District for each person to be elected to the position of Supervisor. A fraction of an acre shall be treated as one acre, entitling the landowner to one vote with respect thereto. Platted lots shall be counted individually and rounded up to the nearest whole acre. The acreage of platted lots shall not be aggregated for determining the number of voting units held by a landowner or a landowner's proxy. At the landowners' meeting the landowners shall select a person to serve as the meeting chair and who shall conduct the meeting.

The landowners' meeting and the Board meeting are open to the public and will be conducted in accordance with the provisions of Florida law. One or both of the meetings may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for these meetings may be obtained from the District Manager's Office. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations to participate in these meetings is asked to contact the District Manager's Office, at least 48 hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

District Manager May 16, 23, 2025

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BE-ING IN MANATEE COUNTY, FLOR-IDA, TO WIT:

Unit 202, of ACADEMY RE-SORT LODGE, A CONDOMIN-IUM, according to the Declaration of Condominium recorded in Official Records Book 2092. Page 241, and all Amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205,

25-00759M

at 1115 Manatee Ave W, Bradenton, Florida 34205 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.

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

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

DATED this 29th day of April, 2025. Angelino Colonneso Clerk of the Circuit Court /s/ \*ANGELINO COLONNESO Deputy Clerk May 9, 16, 23, 30, 2025 25-00732M

ALL CLAIMS NOT SO FILED WILL

BE FOREVER BARRED. NOTWITH-

STANDING THE TIME PERIOD SET

FORTH ABOVE, ANY CLAIM FILED

TWO (2) YEARS OR MORE AFTER

THE DECEDENT'S DATE OF DEATH

/s/ John Ward

John Ward

P. O. Box 861

Palmetto, FL 34220

Attorney for Personal Representative:

1201 6th Avenue West, Suite 505

/s/ Douglas A Peebles

Bradenton, FL 34205

Fax: (941) 742-6622

Phone: (941) 742-6611

Douglas A. Peebles, Esq.

Florida Bar No: 0050237

notice is May 16, 2025. Personal Representative:

The date of first publication of this

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

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-000518-AX

IN RE: ESTATE OF ROBERT RANDALL WILSON,

Deceased.

The administration of the estate of Rob-

ert Randall Wilson, deceased, whose

date of death was October 4, 2024, is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division,

the address of which is 1115 Manatee

Avenue West, Bradenton, FL 34205.

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

below.

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1128 **Division Probate** 

#### IN RE: ESTATE OF Wayne G. Shapiro Deceased.

The administration of the estate of WAYNE G. SHAPIRO, deceased, whose date of death was April 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

#### and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 May 16, 2025. Personal Representative:

JULIE A. CHALMERS 4701 Peridia Boulevard East Bradenton, FL 34203 Attorney for Personal Representative: Marla Stewart Owczarek, Esq. Florida Bar No. 1021687 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: attorney@gerlinglawgroup.com May 16, 23, 2025 25-00777M

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 1017 Division Probate IN RE: ESTATE OF Deborah M. Corsile Deceased.

The administration of the estate of DEBORAH M. CORSILE, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA CIVIL DIVISION

Case #: 2023CA000490AX

**DIVISION: D** 

Deborah Dugger; Mark P. Dugger

Parties in Possession #1, if living,

and all Unknown Parties claiming

Parties claiming by, through, under

NOTICE IS HEREBY GIVEN

pursuant to order rescheduling

foreclosure sale or Final Judgment,

a/k/a Mark Dugger; Unknown

by, through, under and against

the above named Defendant(s);

Unknown Parties in Possession

#2, if living, and all Unknown

and against the above named

Nationstar Mortgage LLC

Plaintiff, -vs.-

Defendant(s)

Defendant(s).

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

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

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

The date of first publication of this notice is May 16, 2025. Personal Representative:

#### LISA CORSILE

633 East Washington Street, #25 North Attleboro, MA 02760 Attorney for Personal Representative: Marla Stewart Owczarek, Esq. Florida Bar No. 1021687 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: attorney@gerlinglawgroup.com May 16, 23, 2025 25-00778M

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0593 IN RE: ESTATE OF **CATHERINE A. HULDER**

Deceased. The administration of the estate of

Catherine A. Hulder, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the mailing address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

#### SECOND INSERTION

Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW. MANATEE.REALFORECLOSE. COM, AT 11:00 A.M. on June 17. 2025. the following described property as set forth in said Final Judgment, to-wit: LOT 50, BLOCK H, TANGELO

PARK FIRST ADDITION, AC-CORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 9, PAGE 99, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA.

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED.

office may be deemed a debt collector and any information obtained may be used for that purpose.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. LOGS LEGAL GROUP LLP Attorneys for Plaintiff 750 Park of Commerce Blvd., Suite 130 Boca Raton, Florida 33487 Telephone: (561) 998-6700 Ext. 55045 Fax: (561) 998-6707 For Email Service Only: FLeService@logs.com For all other inquiries keadams@logs.com By: /s/ Kerry Adams Kerry Adams, Esq. FL Bar # 71367 21-325272 FC01 CXE May 16, 23, 2025 25-00767M 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

All other creditors of the decedent

and other persons having claims or de-

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

PFRIODS 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 May 16, 2025. **Personal Representative:** 

#### Charles B. Wilson 6696 12th Ave. North St. Petersburg, FL 33710 Attorney for Personal Representative: Ryan M. Schmidt, Esq. Florida Bar No. 95731 Coats Schmidt, P.A. 4055 Central Ave. St. Petersburg, FL 33713 Phone: (727) 456-4462 May 16, 23, 2025 25-00779M

### IN RE: ESTATE OF **ROSEMARY WARD HART,**

The administration of the estate of ROSEMARY WARD HART, deceased, whose date of death is November 3, 2022, and whose last four digits of his Social Security Number are xxxxx-1859, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attor-

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

#### SECOND INSERTION NOTICE TO CREDITORS and other persons having claims or de-

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-000908

## Deceased

All creditors of the decedent and All other creditors of the decedent

File No. 2025-CP 00341

IN RE: ESTATE OF

Deceased.

#### 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.

ney are set forth below.

PEEBLES LAW FIRM, P.A E-mail: Efile@plflawfirm.com Secondary E-mail: dap@plflawfirm.com May 16, 23, 2025

### SECOND INSERTION

IS BARRED.

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

25-00774M

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 May 16, 2025.

Jordan Alexandra Leo 6104 Palmaya Lane

Orangevale, ČA 95662 Kraig H. Koach, Esq. Bowman, George, Scheb, Kimbrough, Koach & Chapman, PA 2750 Ringling Blvd., Suite 3 Sarasota, FL 34237 (941) 366-5510 Florida Bar No. 0510830 Email Address: kkoach@bowmangeorge.com Attorneys for Personal Representative May 16, 23, 2025 25-00760M

#### SECOND INSERTION

All other creditors of the decedent

OF THIS NOTICE ON THEM.

or against the Estate of Michael G. Mortimer a/k/a Michael Gerard Mortimer a/k/a Michael Mortimer, Deceased; Kyanna Maria-Ebonee Mortimer a/k/a Kyanna M. Mortimer a/k/a Kvanna Mortimer: Alexa Nicole Mortimer a/k/a Alexa Mortimer; Keybank National Association; Cavalry SPV I, LLC, as assignee of Synchrony Bank/Walmart; Harrison Ranch Homeowners' Association, Inc.; Unknown Spouse of Melissa Joy Mortimer a/k/a Melissa Mortimer are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee. realforeclose.com, beginning at 11:00 AM on the 24th day of June, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 109, HARRISON RANCH, PHASE 1B. ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 49, PAGE(S) 161, THROUGH 204, INCLUSIVE, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 726420459 Any person claiming an interest in the

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

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

Dated this 12th day of May, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955

Mary Ĥ. Barry sentative'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

Bradenton, Florida 34205 Telephone: (941) 217-7654 E-Mail: stewart@sspestatelaw.com

Alexander A. Stewart Attorney Florida Bar Number: 122110 Stewart & St. Paul Estate Law, PLLC

2025, is pending in the Circuit Court for Manatee County, Florida, Probate

Personal Representative:

SECOND INSERTION NOTICE TO CREDITORS and other persons having claims or demands against decedent's estate must IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF PROBATE DIVISION

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

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

Attorney for Personal Representative: 1201 6th Avenue West, Suite 100

May 16, 23, 2025

JEANNE ELIZABETH LEO, The administration of the estate of JEANNE ELIZABETH LEO, deceased, whose date of death was January 15,

BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

notice is May 16, 2025.

7310 Chatsworth Court

University Park, FL 34201

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA GENERAL JURISDICTION

DIVISION

Case No. 2024CA000612AX

PennyMac Loan Services, LLC,

The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

under or against the Estate of

Mortimer, Deceased, et al.,

Gerard Mortimer a/k/a Michael

Order

Creditors, Trustees, and all other

parties claiming interest by, through,

Michael G. Mortimer a/k/a Michael

NOTICE IS HEREBY GIVEN

pursuant to the Final Judgment

Foreclosure Sale, entered in Case No.

2024CA000612AX of the Circuit

Court of the TWELFTH Judicial

Rescheduling

Plaintiff, vs.

Defendants.

and/or

Division, the address of which is Manatee County Clerk of the Court, Attn: Probate Division, 1115 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representative and the personal repre-

OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY

25-00763M

in Civil Case No 2023CA000490AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein Nationstar Mortgage LLC, Plaintiff and Deborah Dugger are defendant(s), I, Clerk of Court,

\*Pursuant to Fla. R. Jud. Admin. 2.516(b)(1)(A). Plaintiff's counsel hereby designates its primary email address for the purposes of email service as: FLeService@logs.com\*

Pursuant to the Fair Debt Collection Practices Act, you are advised that this

Circuit, in and for Manatee County, Florida, wherein PennyMac Loan Services, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under

Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00436 May 16, 23, 2025 25-00769M

#### SECOND INSERTION

#### NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2022-CA-003586 LAKEVIEW LOAN SERVICING, LLC. Plaintiff, v.

#### ALVARO ROMERO A/K/A ALVARO ROMERO JR., et al.,

#### Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on June 5, 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: Lot 10, Block C, NORTH OR-ANGE ESTATES, as per plat

thereof recorded in Plat Book 36, Pages 96 through 99, Public Records of Manatee County, Florida. Property Address: 1619 24th

Street East, Palmetto, FL 34221 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you,

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

SUBMITTED on this 8th day of May, 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 May 16, 23, 2025 25-00758M NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2023-CA-005502 PENNYMAC LOAN SERVICES, LLC, Plaintiff, v

CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT.

### et al.,

**Defendants.** NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on June 24, 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: Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according

## SECOND INSERTION

to the map or plat thereof as recorded in Plat Book 36, Page 198. Public Records of Manatee County, Florida.

Property Address: 5143 Creekside Trail, Sarasota, FL 34243

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

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

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

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

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

SUBMITTED on this 13th day of May, 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 May 16, 23, 2025 25-00775M

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025 CP 0575 AX

IN RE: ESTATE OF

RICKY JAMES BLEDSOE a/k/a RICKY J. BLEDSOE a/k/a

RICKY BLEDSOE,

Deceased. The administration of the estate of RICKY JAMES BLEDSOE a/k/a

RICKY J. BLEDSOE a/k/a RICKY

BLEDSOE, deceased, whose date of

death was February 15, 2024, is pend-

ing in the Circuit Court for Manatee

County, Florida, Probate Division, the

address of which is 1051 Manatee Ave

W, Bradenton, FL 34205. The names

and addresses of the personal represen-

tative and the personal representative's

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

All other creditors of the decedent

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

attorney are set forth below.

Division Probate

SECOND INSERTION

#### --- ESTATE ----

SECOND INSERTION

#### SECOND INSERTION

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1029 Division Probate IN RE: ESTATE OF PENELOPE H. CULL Deceased.

The administration of the estate of Penelope H. Cull, deceased, whose date of death was October 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400. Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP000923AX

IN RE: ESTATE OF

LUIS ALBERTO SANTOS,

Deceased. The administration of the estate of

LUIS ALBERTO SANTOS, deceased,

whose date of death was March 24,

2025, is pending in the Circuit Court for

Manatee County, Florida, Probate Division, the address of which is 1115 Mana-

tee Avenue West, Bradenton, Florida

34205. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate, on whom

a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

The personal representative has no

OF THIS NOTICE ON THEM.

forth below.

NOTICE.

#### 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 FLORIDA STATUTES SEC-IN 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 May 16, 2025. Personal Representative:

#### Bryan Douglas Cull c/o BOYER & BOYER PA 46 N Washington Blvd, Ste 21

Sarasota, FL 34236 Attorney for Personal Representative Edwin M. Boyer, Esq. Florida Bar Number: BOYER & BOYER PA 46 N Washington Blvd, Ste 21 Sarasota, FL 34236 Telephone: (941) 365-2304 Fax: (941) 364-9896 Email: emboyer@boyerboyer.com Secondary Email: service@boyerboyer.com May 16, 23, 2025 25-00772M

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

applies, or may apply, unless a written

demand is made by a creditor as speci-fied under s. 732.2211, Florida Statutes.

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

BARRED.

ALL CLAIMS NOT FILED WITHIN

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 1026 **Division Probate** IN RE: ESTATE OF SUSAN REGENBOGEN Deceased.

The administration of the estate of SU-SAN REGENBOGEN, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY.

FLORIDA PROBATE DIVISION

File No. 2025-CP-000895

IN RE: ESTATE OF

BETTY T. CARTER,

Deceased. The administration of the estate of

BETTY T. CARTER, deceased, whose

date of death was February 15, 2025, is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division,

the address of which is 115 Manatee Av-

enue West, Bradenton, Florida 34205.

The names and addresses of the Per-

sonal Representative and the Personal

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

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

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

The date of first publication of this notice is May 16, 2025. **Personal Representative:** 

RODNEY D. GERLING, ESQ. 6148 State Road 70 East Bradenton, FL 34203

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 rgerling@gerlinglawgroup.com

25-00756M

### Email:

May 16, 23, 2025

#### SECOND INSERTION

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 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

## 352 South Harris Street

Jeremy G. DeVries, Esq. Attorney for Personal Representative Florida Bar No. 1043060 Najmy Thompson, P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, Florida 34202 Telephone: (941) 907-3999 Email: jdevries@najmythompson.com Secondary Email: alepper@najmythompson.com

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-000611 IN RE: ESTATE OF

### TERRY L. CAMPFIELD, **Deceased.** The administration of the estate of

TERRY L. CAMPFIELD deceased, whose date of death was January 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth be-

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

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

A Personal Representative or cura-

#### SECOND INSERTION

#### NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY,

#### FLORIDA File No. 2025-CP-00001065 AX **Probate Division** IN RE: ESTATE OF

#### James Frederick Hodgkinson. Deceased.

The administration of the estate of James Frederick Hodgkinson, deceased, whose date of death was January 15, 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 attor-ney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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 May 16, 2025.

Personal Representative: RANDY BLEDSOE c/o Brock Patton, Esq. 114 Westwoods Dr Liberty, MO 64068 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com greid@icardmerrill.com Florida Bar No. 0100363 Icard, Merrill, Cullis, Timm, Furen & Ginsburg PA 2033 Main St Ste 600 Sarasota, FL 34237 Telephone: (941) 366-8100 May 16, 23, 2025

#### SECOND INSERTION

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

25-00753M

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: May 16, 2025.

#### Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: irivera@hnh-law.com May 16, 23, 2025 25-00761M

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 Com-munity Property Rights at Death Act

as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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

DATE OF DEATH IS BARRED. The date of first publication of this notice is May 16, 2025. Luis Alberto Santos, Jr. **Personal Representative** 342 Ocean Boulevard Long Branch, NJ 07740 Sarah E. Williams, Esquire Attorney for Personal Representative Florida Bar No. 0056014 Sarah E. Williams, P.A. 840 Beach Drive N.E. St. Petersburg, Florida 33701 Telephone: (727) 898-6525 Email: swilliams@sarahewilliamspa.com Secondary Email: legalassistant@sarahewilliamspa.com May 16, 23, 2025 25-00762M

#### SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP000967AX IN RE: ESTATE OF ELIZABETH DAVIES Deceased.

The administration of the estate of Elizabeth Davies, deceased, whose date of death was February 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division. the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and othpersons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

## creditor as specified under s. 732.2211,

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

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

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

### The date of first publication

Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or de-mands 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN

### SECOND INSERTION NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-469 IN RE: ESTATE OF

#### KATHLEEN ADAMS HEDDEN Deceased.

The administration of the estate of KATHLEEN ADAMS HEDDEN, deceased, whose date of death was July 12, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

low.

The date of first publication of this

**Personal Representative** Saline, Michigan 48176

May 16, 23, 2025 25-00757M

notice is: May 16, 2025. SCOTT D. CARTER

notice is May 16, 2025. Personal Representative: Alison D. Parks 35 Rhododendron Drive Wavnesville, NC 28786 Attorney for Personal Representative: LESLIE J. BARNETT, Attorney Florida Bar Number: 133310 GUNSTER, YOAKLEY & STEWART 401 E. Jackson Street, Suite 1500 Tampa, Florida 33602 Telephone: (813) 228-9080 Fax: (813) 228-6739 E-Mail: lbarnett@gunster.com Secondary E-Mail: jdurant@gunster.com Secondary E-Mail: eservice@gunster.com May 16, 23, 2025 25-00771M

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,

DATE OF DEATH IS BARRED. The date of first publication of this notice is May 16, 2025.

Personal Representative: LINDSEY W. ADAMS 326 Spring Street Boyne City, MI 49712 Attorney for Personal Representative: KEVIN B. ROSSI, Attorney Florida Bar Number: 1018441 Bowen & Schroth, P.A. 600 Jennings Avenue Eustis, Florida 32726 Telephone: (352) 589-1414 Fax: (352) 589-1726 E-Mail: krossi@bow schroth.com Secondary E-Mail: ajames@bowenschroth.com May 16, 23, 2025 25-00764M

The personal representative has no

notice is May 16, 2025. Personal Representative: Michael Hodgkinson 24 67th Street Yankeetown, FL 34498 Attorney for Personal Representative: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 May 16, 23, 2025 25-00765M

#### SECOND INSERTION

#### PUBLIC NOTICE OF SALE



#### PUBLIC NOTICE OF SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 06/05/2025 9:30am NiAmbi Daniel- Household Goods Burton Tupper- Paintings, hiking equipment, photos Carmen Canals- One bedroom household / couch / Glass decor / boxes Daniel Tatum- Household Goods The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. May 16, 23, 2025 25-00747M

SECOND INSERTION

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Extra Space Storage 1930 Cortez Rd W, Bradenton, Fl, 34207 941-302-9918 www.Storagetreasures.com Auction date and time: 06/05/25@ $10{:}00\mathrm{AM}$ Juan Aponte Ortiz - personal items, boxes Sherry Lester - Household items 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. May 16, 23, 2025 25-00746M

### CHARLOTTE COUNTY LEGAL NOTICES

#### FIRST INSERTION NOTICE OF PUBLIC SALE

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE JUNE 30, 2025 EMPIRE ROAD SERVICE 10400 PHEASANT BLVD 2022 FRIG 3AKJHHDR4NSNJ1444 \$23528.70 May 23, 2025

25-00529T

#### FIRST INSERTION

#### Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date June 13th, 2025 @ 10:00 AM at each individual repair facility. 40753 2019 Ram VIN#: 3C63RRHL0KG547507 Repair Facility: Gettel Chrysler Dodge Jeep Ram 2323 Tamiami Trl Punta Gorda 941-676-3630 Lien Amt \$12,490.08 May 23, 2025 25-00506T

#### FIRST INSERTION

**Derelict Vessel Publication Notice** NOTICE TO POTENTIAL HEIRS AND PERSONS WITH A LEGAL INTEREST IN THE BELOW DESCRIBED VESSEL

The following vessel, to wit: 1981, White, 42' Grand Banks Yacht, HIN: GNDD07310181, Federal Documentation: (DO644749) has been determined to be derelict/abandoned and is unlawfully upon these waters of this state, to wit Peace River East of US 41 Bridge (Charlotte County) and must be removed within 21 days; otherwise, it will be removed and disposed of pursuant to chapter 705, Florida Statutes. Owners, heirs and other legally interested parties may have the right to a hearing to challenge the determination that this vessel is derelict or otherwise in violation of the law or to raise their interests before a tribunal. Please contact the Fish and Wildlife Conservation Legal Office at (850) 487-1764 or efile@myfwc.com in order to assert a legal interest in this vessel . The owner or the party determined to be legally responsible for the vessel being upon the waters of this state in a derelict condition will be liable for the costs of removal, destruction, and disposal if this vessel is not removed by the owner.

All heirs and other persons with a legal interest in this vessel must raise such interest within 21 days of the date of first publication of this Notice. All interests not raised by that time will be waived and forever barred. The date of first publication of this Notice is May 23, 2025. May 23, 30, 2025 25-00523T

FIRST INSERTION		
BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT		
NOTICE OF SPECIAL GOVERNING BOARD MEETING		

The Governing Board ("Board") of the Babcock Ranch Community Independent Special District ("District") will hold a special meeting on June 3, 2025 at 2:30 p.m., at 42881 Lake Babcock Drive, 2nd floor, Babcock Ranch, Florida 33982 (Hatchery East Conference Room). for the purpose of awarding the RFP for Hurricane Lake Bank Repairs, as well as considering any business which may properly come before

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 or by calling (561) 571-0010 during normal business hours, or by visiting the District's website, http:// www.babcockranchcommunityisd.com/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

FIRST INSERTION

District Manager May 23, 2025	25-00532T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION FILE NO. 25000481CP IN RE: ESTATE OF CORA HELLER,

Deceased. ition of t

mands against the decedent's estate, including unmatured, contingent and unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN 702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is May 23, 2025. Person Giving Notice: Jill Grinnell, Personal Representative 2595 Harbor Boulevard Port Charlotte, FL 33952 Attorney for Person Giving Notice: DEAN HANEWINCKEL Florida Bar No. 454818 Law Offices of Dean Hanewinckel, P.A. 2650 South McCall Road Englewood, Florida 34224 Telephone: (941) 473-2828 Dean@dean-law.com May 23, 30, 2025 25-00527T

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

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000517-CP IN RE: The Estate of: KAREN LYNN WOLBERT,

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

The administration of the estate of KAREN LYNN WOLBERT, deceased, whose date of death was January 9th, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Clerk of the Circuit Court, 350 E. Marion Avenue, Punta Gorda, Florida, 33950; the names and address of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and per-sons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICA-TION OF THIS NOTICE OR 30 DAYS

NOTICE TO CREDITORS

IN THE CIRCUIT COURT

OF THE TWENTIETH JUDICIAL

CIRCUIT IN AND FOR

CHARLOTTE COUNTY,

FLORIDA PROBATE DIVISION

File No. 25-000500-CP

IN RE: The Estate of: MARGARET E. PATERSON,

Deceased.

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

The administration of the estate of

MARGARET E. PATERSON, deceased,

whose date of death was September

10th, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which

is Clerk of the Circuit Court, 350 E.

Marion Avenue, Punta Gorda, Florida,

33950; the names and address of the

personal representative and the per-

sonal representative's attorney are set

All creditors of the decedent and per-

sons having claims or demands against

decedent's estate on whom a copy of this

notice is required to be served must file their claims with this court WITHIN

THE LATER OF 3 MONTHS AFTER

THE DATE OF THE FIRST PUBLICA-

NOTICE TO CREDITORS

CHARLOTTE COUNTY,

FLORIDA

PROBATE DIVISION

IN RE: ESTATE OF

Gerard Vincent DeVita Deceased.

The administration of the estate of Ge-

rard Vincent DeVita, deceased, whose date of death was October 16, 2024, is

pending in the Circuit Court for Char-

lotte County, Florida, Probate Division, the address of which is 350 E. Marion

Avenue, Punta Gorda, FL 33950. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

forth below.

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 SECTION 733.702 and 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS 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 May 23, 2025. EDGAR MELVIN WOLBERT, JR. Personal Representative

12 Oakland Hills Place Rotonda West, FL 33947 Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721

FB#043615 May 23, 30, 2025 25-00509T

#### FIRST INSERTION

TION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 and 733.710 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT-WITHSTANDING THE TIME PE-RIODS 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 May 23, 2025. CLYDE H. JOHNSON Personal Representative 426 NE 2ND Street Fort Meade, FL 33841

Mark A. Creech, Esq. Attorney for PR 1620 Placida Rd., Ste A Englewood, Florida 34223 941-474-3721 FB#043615 May 23, 30, 2025 25-00514T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25 455 CP

Division: PROBATE IN RE: ESTATE OF BARBARA P. RICE-CLARK Deceased.

The administration of the Estate of BARBARA P. RICE-CLARK deceased, File No. 25-455 CP is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Fl 33950. 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent

### FIRST INSERTION and persons having claims or demands

against the decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AF-TER THE DATE OF THE FIRST PUB-LICATION 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 May 23, 2025. Personal Representative: DAVID ORRIS

Post Office Box 1111, Englewood, Florida 34295 Attorney for Personal Rep. ROBERT A DICKINSON FL Bar No: 0161468 460 S. Indiana Ave. Englewood, FL 34223 (941) 474-7600 robertdickinson@verizon.net robertadickinson2@verizon.net 25-00519T May 23, 30, 2025

other persons having claims or demands against decedent's estate other

than those whose 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 DE-MANDS NOT SO FILED WILL BE

FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLICA-

BLE TIME PERIOD, ANY CLAIMED

FILED TWO (2) YEARS OR MORE

AFTER THE DECEDENT'S DATE OF

notice is May 23, 2025. **Person Giving Notice:** 

The date of first publication of this

Gloria Jean Cummings

5405 Sabal Palm Lane Punta Gorda, FL 33982

Pamela D. Keller, Esquire Attorney for Personal Representative

Attorney for Person Giving Notice:

Keller Law Office, P.A. 201 W. Marion Avenue, Suite 1209

E-Mail: Administrator@kellerlaw.biz

25-00513T

Florida Bar Number: 082627

Punta Gorda, Florida 33950

Telephone: (941) 505-2555 Fax: (941) 505-2355

May 23, 30, 2025

DEATH IS BARRED.

#### FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-444 CP **Division Probate** IN RE: ESTATE OF EDWIN D. CUMMINGS,

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 Edwin D. Cummings, deceased, Case Number 25-444 CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Av-enue, Putnta Gorda, FL 33950; that the decedent's date of dateh was July 13, 2024; that the total value of the estate is less than \$75,000 and that the names and address of those to whom it has been assigned by such order are: Gloria Jean Cummings 5405 Sabal Palm Lane Punta Gorda, FL 33982 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and

FIRST INSERTION

IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA

### IN RE: ESTATE OF Melissa A. Landon Deceased.

date of death was April 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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.

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 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 Community Property Rights at Death Act as described in Florida Statute 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 May 23, 2025.

as described in ss. 732.216-732.228, IN THE CIRCUIT COURT FOR 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 File Number: 25000417CP Division: Hon. Sharron McFee

FIRST INSERTION

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

Notice to Creditors PROBATE DIVISION

# File Number: 25000575CP

The administration of the estate of ME-LISSA A. LANDON, deceased, whose

CORA HELLER, deceased, File Number 25000481CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-



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 DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 23, 2025.

Personal Representative: Ellen Ruth DeVita

23053 Westchester Blvd., Unit R305 Port Charlotte, Florida 33980 Attorney for Personal Representative: Greg Medalie Florida Bar Number: 867871 MEDALIE & MEDALIE PA 800 East Broward Blvd., Suite 301 Fort Lauderdale, Florida 33301 Telephone: (954) 522-5303 E-Mail: gmedalie@medalielaw.com May 23, 30, 2025 25-00507T

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

FIRST INSERTION

Personal Representative: **ROBERT L. LANDON** 

2377 Pappas Terrace Place Port Charlotte, Florida 33981 Attorney for Personal Representative: ANTHONY W. PALMA, ESQUIRE E-mail Addresses: anthony.palma@nelsonmullins.com helen.ford@nelsonmullins.com Florida Bar No. 0351865 Nelson Mullins Riley & Scarborough

LLP 390 North Orange Avenue, Suite 1400 Orlando, Florida 32801 Telephone: (407) 669-4200 May 23, 30, 2025 25-00508T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY. FLORIDA PROBATE DIVISION File No.: 25000374CP **Division:** Probate IN RE: ESTATE OF LEONARD EICK WELLER Deceased.

The administration of the estate of LEONARD EICK WELLER, deceased, whose date of death was May 27, 2023. is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth at the end of this notice.

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 LAT-ER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE, OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

All other creditors of the decedent

and other persons having claims or demands against the decedent's estate must file their claims with this Court WITHIN THREE (3) MONTHS AF-TER THE DATE OF THE FIRST PUB-

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH UNDER SECTION 733.702, FLORI-DA STATUTES, 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.

#### **Personal Representative:** Barbara P. Weller 15 Windward Place Placida, FL 33946 Attornev for Personal Representative: Will W. Sunter, Esq. Florida Bar Number 011448 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 Email: wsunter@farr.com /

May 23, 30, 2025 25-00539T

ctout@farr.com

The date of first publication of this

Notice is May 23, 2025. LICATION OF THIS NOTICE.

FIRST INSERTION

### --- ESTATE ----FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-502-CP Division Probate IN RE: ESTATE OF JOE W. BANKS, JR. A/K/A JOE W. BANKS A/K/A JOE WESLEY BANKS, JR.

Deceased. TO ALL PERSONS HAVING CLAIMS

DEMANDS AGAINST THE OR ABOVE ESTATE: You are hereby notified that an Order

of Summary Administration has been entered in the estate of Joe W. Banks, Jr. a/k/a Joe W. Banks a/k/a Joe Wesley Banks, Jr., deceased, File Number 25-502-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950; that the decedent's date of death was March 26, 2025; that the total value of the estate is \$46,470 and that the names and addresses of those to whom it has been assigned by such order are:

Cheryl Croxton Banks 8040 State Road 31 Punta Gorda, FL 33982

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the de-

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-552-CP Division Probate IN RE: ESTATE OF WALLACE R. LORD, JR. Deceased.

The administration of the Estate of Wallace R. Lord, Jr., deceased, whose date of death was December 25, 2023. is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. 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.

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

NOTICE TO CREDITORS

(Formal Administration) IN THE 20th JUDICIAL CIRCUIT

COURT IN AND FOR CHARLOTTE

COUNTY, FLORIDA.

PROBATE DIVISION

CASE NO .: 2025-CP-000567

IN RE: The Estate of

GERTRUD LEBREUX,

Deceased. TO ALL PERSONS HAVING

CLAIMS OR DEMANDS AGAINST

The administration of the Estate

of GERTRUD LEBREUX, deceased,

whose date of death was March 13,

2025, and whose social security number

is \*\*\*-\*\*-8684, is pending in the Circuit

Court for Charlotte County, Florida,

THE ABOVE ESTATE:

#### cedent and persons having claims or demands against the estate of the dece-dent 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE 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 May 23, 2025.

#### Petitioner: **Cheryl Croxton Banks**

8040 State Road 31 Punta Gorda, Florida 33982 Attorney for Petitioner: Jeffrey Ř. Kuhns, Florida Bar No. 96026 Forrest G. Miller, Florida Bar No. 1028360 Kuhns Law Firm, PLLC 425 Cross Street, Ste. #312 Punta Gorda, Florida 33950 Telephone: (941) 205-8000/ Fax: (941) 205-8001 E-Mail: jeff@kuhnslawfirm.com Secondary E-Mail: forrest@kuhnslawfirm.com May 23, 30, 2025 25-00515T

#### FIRST INSERTION

has no duty to discover whether any property held at the time of the decedent's death by the decedent or the de cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS

BARRED. The date of first publication of this notice is May 23, 2025.

#### Personal Representative: Gwendolyn Carroll

4401 Gardner Dr. Port Charlotte, Florida 33952 Attorney for Personal Representative: Tina M. Mays, Esq. Florida Bar No. 0726044 Mizell & Mays Law Firm, P.A. 331 Sullivan St., Punta Gorda, FL 33950 Telephone: (941) 575-9291 E-mail Addresses: tmays@mizell-law.com, ndotres@mizell-law.com May 23, 30, 2025 25-00536T

#### FIRST INSERTION

DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITH

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-ER BARRED.

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

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

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHRALOTTE COUNTY STATE OF FLORIDA PROBATE DIVISION File Number 25-CP-0000546 IN RE: ESTATE OF HENRY J. MARRANGONI,

Deceased.

The administration of the estate of HENRY J. MARRANGONI deceased, whose date of death was March 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is: Clerk of the Circuit Court

350 E. Marion Ave

Port Charlotte, Florida 33950

The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICA-TION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NO-TICE ON THEM.

#### FIRST INSERTION

NOTICE TO CREDITORS The personal representative has no duty to discover whether any property held at the time of the decedent's death IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-402 IN RE: ESTATE OF

ary 4, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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

THE FIRST PUBLICATION OF THIS NOTICE.

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24001793CA NATIONSTAR MORTGAGE LLC PLAINTIFF, VS. HUDSON M. WILDS ET AL.,

DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to Final Judgment of Foreclosure dated the 14th day of May, 2025, and entered in Case No. 24001793CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein Nationstar Mortgage LLC is the Plaintiff and HUDSON WILDS is the Defendant. Roger D. Eaton as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 A.M. on the 7th day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 3, BLOCK 3741, PORT CHARLOTTE SUBDIVISION, SECTION 65, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 6, PAGES 3A THRU 3P, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT

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

OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES, 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 PUBLICA-TION OF THIS NOTICE IS: May 23.

2025HENRY J. MARRANGONI, JR.

### 5840 Tanglewood Drive NE

St. Petersburg, Florida 33703 /s/ Lexy M. Bubley-Creighton Lexy M. Bubley-Creighton, Esquire Attorney For Personal Representative Florida Bar No. 1026786 BUBLEY & BUBLEY, P.A. 12960 N. Dale Mabry Highway Tampa, Florida 33618 Telephone (813) 963-7735 E-mail: LMB@bubleylaw.com May 23, 30, 2025 25-00533T

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION

### File No. 25-425-CP Division Probate IN RE: ESTATE OF

MAYME A. PRESCOTT Deceased. The administration of the estate of MAYME A. PRESCOTT, deceased, whose date of death was December 26, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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 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 May 23, 2025.

### Personal Representative:

MARK WAYNE PRESCOTT 30329 Beech Rd

Punta Gorda, Florida 33982 Attorney for Personal Representative: MICHAEL M. WILSON

Attorney Florida Bar Number: 076244

Olmsted & Wilson, P.A. 17801 Murdock Circle, Suite A Port Charlotte, FL 33948 Telephone: (941) 624-2700 Fax: (941) 624-5151 E-Mail: mike@owpa.com Secondary E-Mail: kathy@owpa.com

25-00538T May 23, 30, 2025

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY,

#### FLORIDA PROBATE DIVISION File No. 25-CP-000547 IN RE: ESTATE OF SETH LOUIS CENAC A/K/A SETH CENAC Deceased.

The administration of the estate of Seth Louis Cenac A/K/A Seth Cenac, deceased, whose date of death was March 15, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. 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 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 May 23, 2025.

Personal Representative: **Bonnie Cenac** 

110 Rue Saint Courtney

Houma, Louisiana 70360 Attorney for Personal Representative: Jenny C. Hazel, Attorney Florida Bar Number: 0163562 MCCRORY LAW FIRM 309 Tamiami Trail PUNTA GORDA, FL 33950 Telephone: (941) 205-1122 Fax: (941) 205-1133 E-Mail: jenny@mccrorylaw.com Secondary E-Mail: debbie@mccrorylaw.com May 23, 30, 2025 25-00517T

Naples, FL 34108 Secondary Email:

JAMES EDMOND TREMAIN, Deceased. The administration of the estate of JAMES EDMOND TREMAIN (also known as JAMES E. TREMAIN), deceased, whose date of death was Janu-

OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH-IN 3 MONTHS AFTER THE DATE OF by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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: May 23, 2025. Signed on this 15th day of May, 2025. MARTHA T. STARKEY

Personal Representative 304 Sixth Ave. S.

Naples, FL 34102 SUSAN NESBET-SIKUTA Attorney for Personal Representative Florida Bar No. 859001 Dentons Cohen & Grigsby P.C. 9110 Strada Place, Suite 6200 Telephone: (239) 390-1900 Email: susan.sikuta@dentons.com

shannon.haas@dentons.com May 23, 30, 2025 25-00516T

THE CLERK REPORTS THE FUNDS

AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING

FUNDS AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY

THE OWNER OF RECORD AS OF

THE DATE OF THE LIS PENDENS

If you are a person with a disability

who needs any accommodation in order to participate in this proceeding, you

are entitled, at no cost to you, to the

provision of certain assistance. Please contact Jon Embury, Administrative

Services Manager, whose office is lo-

cated at 350 E. Marion Avenue, Punta

Gorda, Florida 33950, and whose

MAY CLAIM THE SURPLUS.

ision the is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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 de-mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE

The date of first publication of this Notice is May 23, 2025.

## /s/ Emanuel LeBreux EMANUEL LEBREUX,

As Personal Representative Attorney and Personal Representative Giving Notice: /s/ Steven E. Gurian STEVEN E. GURIAN, ESQ., Attorney for Personal Representative EASY ESTATE PROBATE, PLLC 2601 South Bayshore Drive 18th Floor Coconut Grove, Florida 33133 Tel: 1-833-973-3279 Fax: 1-833-927-3279 E-mail: SG@EasyEstateProbate.com Florida Bar No. 101511

May 23, 30, 2025

number is (941) phone at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 05/19/2025. Roger D. Eaton Clerk of The Circuit Court By: (SEAL) B. Lackey Deputy Clerk

Submitted by: Miller, George & Suggs, PLLC ATTORNEY FOR PLAINTIFF 210 N. University Drive, Suite 900 Coral Springs, FL 33071 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. WD. ADMIN 2.516 ESERVICE@MGS-LEGAL.COM 24FL935-0255 May 23, 30, 2025 25-00520T



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.

### VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386



25-00530T