

MANATEE COUNTY LEGAL NOTICES

--- 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 SWEET SWIRLS J&J located at 3401 14th St W in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 24th day of 07, 2024. MONSALVE GROUP LLC July 26, 202424-01162M	FIRST INSERTION NOTICE OF PUBLIC SALE: SUGAR CREEK BUSINESS PARK, LLC gives Notice of Foreclosure of Lien and intent to sell these vehicles on 08/09/24, 1:00 am at 3332 26th Avenue East, BRADENTON, FL 34208-7272, pursuant to subsection 713.78 of the Florida Statutes. SUGAR CREEK BUSINESS PARK, LLC reserves the right to accept or reject any and/or all bids. VIN #3FCMF53G6MJA00448, Motor Home – 1991 Ford F53 (Georgie Boy). July 26, 202424-01132M	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 business under the fictitious name of Darlin' Skincare located at 7120 39th Ln E, in the County of Manatee, in the City of Sarasota, Florida 34243 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Sarasota, Florida, this 22nd day of July, 2024. WCLAY TRADING CO LLC July 26, 202424-01148M	FIRST INSERTION NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES NOTICE IS HEREBY GIVEN that Leonardo Hernandez will engage in business under the fictitious name HERNANDEZ LAWN & IRRIGATION, with a physical address 2107 15th St E Bradenton, FL 34208, with a mailing address 2107 15th St E Bradenton, FL 34208, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. July 26, 202424-01154M	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 business under the fictitious name of Lakewood Lookout and Concierge service located at 15125 Agave Grove Pl, in the County of Manatee, in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 23rd day of July, 2024. Jose Torres Jr July 26, 202424-01157M	FIRST INSERTION Notice of Self Storage Sale Please take notice Midgard Self Storage – SR70 located at 8785 E State Rd 70, Bradenton, FL 34202 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/16/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Maria Partocci unit #1229; Izet Bukvarevic unit #2105; Kendra Karas unit #2224; Martin Aldrich unit #7208. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01128M
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; all auctions held in reserve; Inspect 1 week prior @ lienor facility; cash or cashier check; any person interested ph (954) 563-1999 Sale date August 16th, 2024 @ 10:00 am 3411 NW 9th Ave Ft Lauderdale FL 33309 39719 2020 Toyota VIN#: 4T1M1AK9LU317532 Lienor: Gettel Toyota 6323 14th St W Bradenton 941-756-5511 Lien Amt \$2,460 July 26, 202424-01134M					
FIRST INSERTION Notice of Self Storage Sale Please take notice Hide-Away Storage – Palmetto located at 2015 8th Ave. W., Palmetto FL 34221 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Maria Zenaida Garcia unit #B077; Britney A Lovette unit #C006; Vidya A Elliott unit #C033; Josephine Johnson unit #C118; India Turner unit #E019; Rodney Leon Waters unit #J46; Troy Moore unit #K104. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01127M	FIRST INSERTION Notice of Self Storage Sale Please take notice Hide-Away Storage – 32nd Street located at 4305 32nd St. W., Bradenton, FL 34205 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Amy Lackey unit #01078; Alberto Rodriguez unit #01102; Collin Burch units #01236 & #02004; Victor H Arredondo unit #01244. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01131M	FIRST INSERTION Notice of Self Storage Sale Please take notice Hide-Away Storage – West located at 8400 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Robert D Hamm unit #00722; Angela L Iacono unit #00732. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01125M	FIRST INSERTION Notice of Self Storage Sale Please take notice Hide-Away Storage – Central located at 3760 Cortez Rd., West Bradenton, FL 34210 intends to hold a sale to sell the property stored at the Facility by the below Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Angela B Reid unit #00912; Denny Burnham unit #01092; Amber N Coney unit #01363; Michael Woodworth Jr unit #10T5. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01130M	FIRST INSERTION Notice of Self Storage Sale Please take notice Hide-Away Storage – SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/16/2024 at 1:00PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Edurado Perez unit #A112; Melody Garcia unit #A148; Bobby Fowler unit #A149; Lori L Peterson unit #B205; Sandra Gonzalez unit #B217; Ghislaine Dome unit #B248; Jakierra Love unit #B387; Sarah Hayes unit #C410; Marco Martinez/Painter Plus unit #C413A; George Walker unit #C445; Emmanuela Philippe unit #C481; Linda Davis unit #D628; John Garvey unit #D639; Guerda Joseph unit #D678; Bridgett "Bee" Adams unit #D687; Austin Nicholson unit #M904; Manuel Martinez Llanos unit #MA108; Carlos Hernandez unit #MA131B; Steve Ross unit #MA138; Jack Acosta unit #ME614; Robert R Pope unit #MF742; Demetra McDaniel unit #MG802; Carmen Rizzo unit #MG803. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01120M	FIRST INSERTION Notice of Self Storage Sale Please take notice Xpress Storage – SR70 located at 1102 53rd Ave. W. Bradenton FL 34207 intends to hold a sale to sell the property stored at the Facility by the below list of Occupants whom are in default at an Auction. The sale will occur as an online auction via www.storageauctions.com on 8/14/2024 at 10:00AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Paul Capella unit #2015 contents: Year 2010, Black Moped , no tag Make CIXI Title #0105853608, Vin#LJ5LA8085A1060215 and Green Moped Vin#MS0TC600000000032, no tag; Lisa Ortega units #2028, #3101, & #4098; Jon McLeod unit #2036; Christy Gullett unit #3033; Taryn Burton unit #3044; John Wagner unit #3050; Ashley Fenimore unit #3099; Dana Flores Lopez unit #4043 contents: 1992 HD XLH883 motorcycle VIN: 1HD4CFM1XNY112343 Tag# XB9G FL Title: 006888044; Michael Cookston unit #4073; Deane Matta unit #5010; Barbara Williams unit #5018; Dawn McMahon unit #5039; Casey Fisher unit #5050; Steven Montesdeoca unit #5081. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. July 26; Aug. 2, 202424-01121M

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.

1/18/237_2

--- PUBLIC SALES ---

FIRST INSERTION

WILLOW WALK NORTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Willow Walk North Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE:	August 5, 2024
TIME:	4:00 p.m.
LOCATION:	Harrison Ranch Clubhouse 5755 Harrison Ranch Boulevard Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170 Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. Pursuant to Section 170.07, *Florida Statutes*, a description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Proposed Net Annual O&M Assessment (October 1, 2024 – September 30, 2025)*
Single Family Lot – South	287	1.00	\$1,132.66
Single Family Lot – North	425	1.00	\$1,132.66

* Excluding collection costs and early payment discounts

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by

law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2024. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

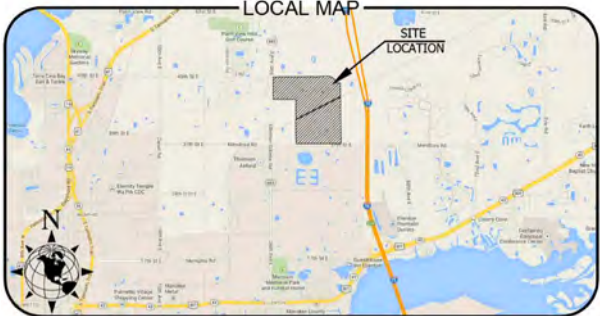
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Stephanie DeLuna
District Manager



July 26; Aug. 2, 2024

24-01151M

FIRST INSERTION

NOTICE OF ACTION
NON JUDICIAL TIMESHARE
FORECLOSURES FOR
SMUGGLERS COVE BEACH
RESORT CONDOMINIUM
ASSOCIATION, INC.

TO: William Chantree
Brenda Chantree
Paul Chantree a/k/a
Paul W. Chantree
Rita Chantree a/k/a
Rita E. Chantree
581099 County Road 17
Melancthon, Ontario
CANADA L9V 2L3
Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or Assignees
of Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
The Estate of Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees or Assignees
of The Estate of Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
5510 South 980 East
Wolcottville, IN 46795
Dawn Koster a/k/a
Dawn H. Koster
Glenn Silverman a/k/a
Glenn E. Silverman
38 Intervale Avenue
South Farmingdale, NY 11735
Simon Mullish
Partido De La Morena
Vega Del Canadon No. 10
Mijas Costa Malaga
SPAIN 36949
Douglas Randall a/k/a
Douglas M. Randall
Cheryl Randall a/k/a
Cheryl L. Randall
4200 Kasper Drive
Orlando, FL 32806
Bert Whittlestone a/k/a
Bertram Whittlestone
Alison M. Whittlestone
Scott Whittlestone
Kim Whittlestone
Paddocks Wood 16
The Paddock
Upton Wirral, Mers UK CH49 6NP
YOU ARE HEREBY NOTIFIED of
an action for nonjudicial foreclosure

of timeshare units and weeks listed in the Claim of Lien filed and recorded for SMUGGLERS COVE BEACH RESORT CONDOMINIUM ASSOCIATION, INC. on May 20, 2024 as Instrument No. 202441052072, in the Public Records of Manatee County, Florida. The units and weeks listed in Exhibit “A” are for the following described real property located in MANATEE COUNTY, STATE OF FLORIDA:

Unit Number and Week Number (as described in Exhibit “A”) in SMUGGLERS COVE BEACH RESORT, a condominium, along with undivided share in the common elements appurtenant thereto according to the Declaration of Condominium thereof as recorded in Official Records Book 1028, Page 828, Public Records of Manatee County, Florida, and all amendments thereof, which condominium is also described at Condominium Plat Book 13, Page 52, Public Records of Manatee County, Florida.

The assessment lien created by the Claim of Lien was properly created and authorized, pursuant to the timeshare instrument and applicable law, and the amounts secured by said lien is as set forth in attached Exhibit “A” along with the per diem interest. You may cure the default at any time prior to the issuance of the Certificate of Sale by paying the amount due to the undersigned Trustee at the address set forth below within thirty (30) days of first publication date of this Notice of Action.

If you fail to cure the default as set forth in this notice or take other appropriate action with regard to this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in §721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form exercising your right to object to the use of the trustee foreclosure procedure by calling or writing the trustee set forth below for a copy of the objection form. Upon the trustee’s receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in

this action shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee’s sale of your timeshare interest. If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

You are required to object in writing. Objections are to be mailed to the trustee, Theresa A. Deeb, Esquire, 6677 13th Avenue North, Suite 3A, St. Petersburg, FL 33710 within thirty (30) days of the first publication date of this Notice of Action.
DEEB LAW GROUP, P.A.
/s/ Theresa A. Deeb
THERESA A. DEEB, ESQUIRE
6677 13th Avenue North, Suite 3A
St. Petersburg, FL 33710
(727) 384-5999/
Fax No. (727) 384-5979
Primary Email Address:
tadeeb@deeblawgroup.com
Secondary Email address:
snieratko@deeblawgroup.com
Fla. Bar No. 76661
Trustees for Smugglers Cove Beach Resort Condominium Association, Inc.

EXHIBIT “A”

William Chantree
Brenda Chantree
Paul Chantree a/k/a
Paul W. Chantree
Rita Chantree a/k/a
Rita E. Chantree
581099 County Road 17
Melancthon, Ontario
CANADA L9V 2L3
Unit 101, Week 47
\$2,335.63
Per Diem Interest \$.29
Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
Any and All Known and Unknown
Heirs, Devisees, Grantees
or Assignees of
Velma M. Ensley a/k/a
Velma M. Ensley, Deceased
The Estate of Velma M. Ensley
a/k/a Velma M. Ensley, Deceased

Any and All Known and Unknown
Heirs, Devisees, Grantees or
Assignees of
The Estate of Velma M. Ensley
a/k/a Velma M. Ensley, Deceased
5510 South 980
East Wolcottville, IN 46795
Unit 208, Week 05
\$688.62
Per Diem Interest \$.34
Dawn Koster a/k/a Dawn H. Koster
Glenn Silverman a/k/a
Glenn E. Silverman
38 Intervale Avenue
South Farmingdale, NY 11735
Unit 104, Week 09
\$805.46
Per Diem Interest \$.20
Simon Mullish
Partido De La Morena
Vega Del Canad on No. 10
Mijas Costa Malaga
SPAIN 36949
Unit 103, Week 50
\$5,257.80
Per Diem Interest \$.29
Unit 204, Week 33
\$5,248.86
Per Diem Interest \$.29
Unit 206, Week 25
\$4,059.76
Per Diem Interest \$.29
Douglas Randall a/k/a
Douglas M. Randall
Cheryl Randall a/k/a
Cheryl L. Randall
4200 Kasper Drive
Orlando, FL 32806
Unit 105, Week 18
\$4,019.76
Per Diem Interest \$.28
Unit 106, Week 19
\$3,089.50
Per Diem Interest \$.31
Bert Whittlestone
a/k/a Bertram Whittlestone
Alison M. Whittlestone
Scott Whittlestone
Kim Whittlestone
Paddocks Wood 16
The Paddock
Upton Wirral, Mers
UK CH49 6NP
Unit 110, Week 40
\$1,288.62
Per Diem Interest \$.32
July 26; Aug. 2, 2024

24-01149M

FIRST INSERTION

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION
OF THE FISCAL YEAR 2024/2025 BUDGET

The Board of Supervisors (the “Board”) for the Copperstone Community Development District (the “District”) will hold a meeting on Tuesday, August 13, 2024, at 6:30 p.m. at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Blvd, Parrish, FL, 34219, for the purpose of hearing comments and objections on the adoption of the budgets of the District for Fiscal Year 2024/2025.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budgets may be obtained at the offices of the District Manager, by mail located at Rizzetta & Company, 2700 S. Falkenburg Rd, Suite 2745, Riverview, FL, 33578 Ph: (813) 533-2950 (“District Manager’s Office”), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District’s website https://www.copperstonecdd.org at least two days before the budget hearing date.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Stephanie DeLuna
District Manager



July 26; Aug. 2, 2024

24-01153M

FIRST INSERTION

NOTICE OF REQUEST FOR PROPOSALS
LANDSCAPE INSTALLATION PROJECT
Manatee County, Florida

Notice is hereby given that Cornerstone Land Company, LLC (“**Cornerstone**”) will accept proposals from firms interested in providing labor, materials, and equipment for the installation of certain landscape improvements at the community known as “Coasterra” located in Manatee County, Florida.

The “**Project Manual**,” consisting of instructions to Proposers, technical information, contract forms, Proposal forms, plans, and other materials, will be available upon request from Whitaker Design Group (“**Landscape Architect**”) at mark@wdg-fl.com, with a copy to Cornerstone at eandrews@terramanagementgroup.com, and are expected to be available beginning August 7, 2024 at 12 p.m. (EST). There will be a mandatory Pre-Bid meeting on **August 7, 2024 at 4:00 p.m. This meeting will be held via Microsoft Teams**. Cornerstone reserves the right in its sole discretion to make changes to the Project Manual up until the Proposal Deadline (defined herein), and to provide notice of such changes only to those Proposers who have provided their contact information to the Landscape Architect mark@wdg-fl.com, with a copy to Cornerstone at eandrews@terramanagementgroup.com.

To be eligible to submit a proposal, and in addition to any other requirements set forth in the Project Manual, an interested firm must hold all required local, state and federal licenses in good standing, and be authorized to do business in Manatee County and the State of Florida.

Firms desiring to provide services for the Project must submit an original copy and one (1) electronic copy (PDF format and all documents included on a USB flash drive) of the required Proposal no later than **August 28, 2024 at 5 p.m. (EST)** (“**Proposal Deadline**”), at the offices of the Landscape Architect, c/o Whitaker Design Group 12547 Spring Hill Dr. Spring Hill, FL 34609 (“**LA’s Office**”) (or at an alternative location to be determined and announced).

Proposals shall be in the form provided in the Project Manual and submitted in a sealed envelope, marked with a notation “PROPOSAL FOR NEWPORT ISLES LANDSCAPE INSTALLATION PROJECT”. Each proposer shall supply a bid bond, or cashier’s check, made payable to the Cornerstone and in the amount of 5% of the total bid with its proposal. Cornerstone reserves the right to return unopened to the Proposer any Proposals received after the time and date stipulated above. Each Proposal shall remain binding for a minimum of sixty (60) days after the Proposal opening.

Ranking of proposals will be made on the basis of qualifications, price and other criteria, all as set forth in the Project Manual, and at the sole discretion of the Cornerstone. The Cornerstone reserves the right to reject any and all proposals, make modifications to the work, and waive any minor informalities or irregularities in proposals as it deems appropriate, if it determines in its discretion it is in the Cornerstone’s best interest to do so. Proposals received from firms that fail to the meet the following minimum qualifications/ requirements will not be considered or evaluated: (1) Proposer will have constructed three (3) improvements similar in quality and scope with a minimum of \$3,000,000 in total volume construction cost within the last three (3) years; (2) Proposer will have minimum bonding capacity of \$1,000,000 from a Surety Company acceptable to the Cornerstone; (3) Proposer is authorized to do business in Florida; and (4) Proposer is registered with Manatee County and is a licensed contractor in the State of Florida. There are no bid protest rights of any kind associated with this Request for Proposals.

Bidders will be required to submit irrigation shop drawings depicting method of providing proper water quantities to each section of the community with a watering strategy designed to adhere to SWFWMD and Manatee County watering guidelines. These drawings will be evaluated and included in overall decision-making process.

Cornerstone anticipates that all or a portion of the contract may subsequently be assigned to the Newport Isles Community Development District (the “**District**”). In such event, the successful proposer will be required to furnish a payment and performance bond for one hundred percent (100%) of the value of the contract work assigned to the District, with a surety acceptable to the District, or an alternative form of security under Section 255.05, Florida Statutes.

Any and all questions relative to this procurement shall be directed in writing by e-mail only to Whitaker Design Group, the Landscape Architect, at mark@wdg-fl.com, with a copy to Cornerstone at eandrews@terramanagementgroup.com. No phone inquiries please.
July 26, 2024

24-01160M

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk’s office on your behalf

Call 941-906-9386

or email legal@businessobserverfl.com

Business
Observer

PUBLIC SALES

FIRST INSERTION

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the DW Bayview Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE: August 2, 2024

TIME: 11:00 A.M.

LOCATION: Driftwood Clubhouse
8810 Barrier Coast Trail
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY 2025**”). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2025; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total Units / Acres	EAU/ERU Factor	Proposed Annual O&M Assessment*
Villa 38’	116	1.00	\$323.58
Single Family 40’	235	1.00	\$323.58
Single Family 50’	408	1.00	\$323.58
Single Family 64’	191	1.00	\$323.58

*includes collection costs and early payment discounts

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County (“**County**”) Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be

FIRST INSERTION

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors (“**Board**”) for the Harrison Ranch Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE: August 12, 2024

TIME: 6:30 p.m.

LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**Fiscal Year 2025**”). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Lot Type	Total # of Units	EAU Factor	Proposed Gross O&M Assessment (including collection costs / early payment discounts)
Attached Villas	26	1.00	\$1,445.16
Attached Villas (2007 Prepaid)	4	1.00	\$1,445.16
Single Family 55/60	313	1.15	\$1,661.94
Single Family 55/60 (2007A Prepaid)	472	1.15	\$1,661.94
Single Family 70	80	1.30	\$1,878.71
Single Family 70 (2007A Prepaid)	184	1.30	\$1,878.71
Single Family 80	4	1.40	\$2,023.23
Single Family 80 (2007A Prepaid)	26	1.40	\$2,023.23

increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2025, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 S. Falkenburg Rd, Suite 2745, Tampa, Florida 33579, Phone (813) 533-2950 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://www.dwbayviewcdd.org/>. The public hearings and meetings may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearings and 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 Manager’s Office.

Please note that all affected property owners have the right to appear at the public hearings and meetings and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Stephanie DeLuna
District Manager



July 26; Aug. 2, 202424-01152M

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2025.

For Fiscal Year 2025, the District intends to have the County tax collector collect the assessments imposed on the property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

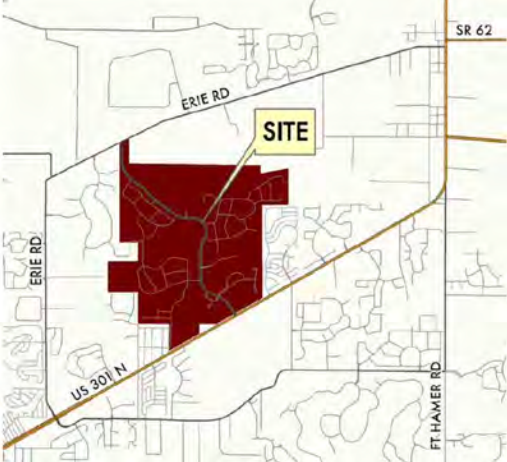
Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained by contacting the offices of the District Manager, located at c/o Rizzetta & Company, Inc., 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 (“**District Manager’s Office**”), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager’s Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of 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.

Matt O’Nolan
District Manager



July 26; Aug. 2, 202424-01156M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage at Braden River Community Development District

The Board of Supervisors (the “**Board**”) of the Harbourage at Braden River Community Development District (the “**District**”) will hold a public hearing and a meeting on August 14, 2024, at 1:00 p.m. at The Harbourage CDD Clubhouse, 5705 Key West Place, Bradenton, Florida 34203.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2024-2025 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “**O&M Assessments**”).

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting <https://www.harbouragecdd.org>, or may be obtained by contacting the District Manager’s office via email at mhuber@rizzetta.com or via phone at (813) 533-2950.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Total O&M Budget	\$463,511.30
Collection Costs @ 2.0%	\$ 14,951.98
Early Payment Discount @ 4.0%	\$ 19,935.97
Total O&M Assessment	\$498,399.25

Lot Size	Units	O&M Per Lot
Townhomes	87	\$2,139.06
Condo	96	\$2,139.06
SF Detached	50	\$2,139.06

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2024 county property tax bill. The amount shown includes all applicable collection costs. Property owners is eligible for a discount of up to 4% if paid early.

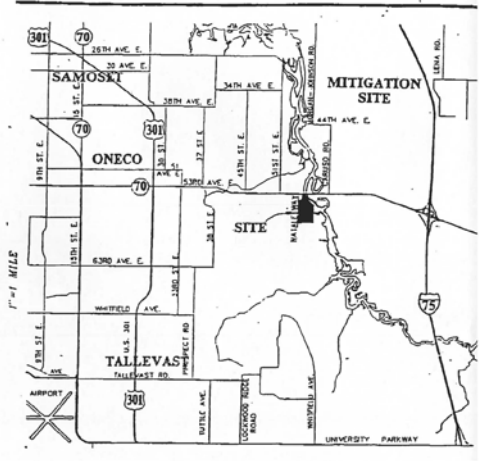
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager’s office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

Matthew Huber
District Manager



July 26, 202424-01150M



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV10237

ACTIONS

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024-CP-001655
Division Probate
IN RE: ESTATE OF
AMY WORKMAN-WYATT
a/k/a AMY KATHLEEN
WORKMAN-WYATT
Deceased.

The administration of the estate of AMY WORKMAN-WYATT a/k/a AMY KATHLEEN WORKMAN-WYATT, deceased, whose date of death was June 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 July 26, 2024.

Personal Representative:
STACY R. WORKMAN-WYATT
c/o Jenna Kyle Meltzer, Esquire
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748.0100
Fax: (941) 745.2093
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
July 26; Aug. 2, 2024 24-01161M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
FILE NUMBER: 2024 CP 001371AX
IN RE: ESTATE OF
KEVIN J. MINGOIA
Deceased.

The administration of the estate of KEVIN J. MINGOIA, deceased, whose date of death was April 8, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division; File Number 2024-CP-1371AX, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of the first publication of this Notice is July 26, 2024.

BRENT K. MINGOIA
Personal Representative
PSC 103 BOX 1861
APO, AE 09603
W. DANIEL KEARNEY
314 Linden Drive
Ellenton, Florida 34222
Telephone: (941) 725-2057
Florida Bar No.: 109757
Attorney for the
Personal Representative
ufwdk@aol.com
July 26; Aug. 2, 2024 24-01145M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO: 2024-CP-1566
IN RE: ESTATE OF
JUDITH ANN TRYON,
Deceased.

The administration of the estate of Judith Ann Tryon, deceased, whose date of death was September 29, 2023, File Number 2024-CP-1566, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 TIME 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 claim 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. 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 July 26, 2024.

Personal Representative:
William C. Price, III
522 12th Street West
Bradenton, FL 34205
Attorney for Personal Representative:
William C. Price, IV
522 12th Street West
Bradenton, FL 34205
(941)-747-8001
Florida Bar No. 1003106
July 26; Aug. 2, 2024 24-01137M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number 2024 CP 001602
IN RE: ESTATE OF
LAWRENCE R. EICHERT,
Deceased.

The administration of the ESTATE OF LAWRENCE R. EICHERT, deceased, whose date of death was May 28, 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 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 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 July 26, 2024.

Personal Representative:
KIMBERLY P. WALSH
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
DANIEL L. TULLIDGE
Florida Bar No. 106749
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
dtullidge@fergesonskipper.com
services@fergesonskipper.com
July 26; Aug. 2, 2024 24-01163M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 412024CP001368CPAXMA
Division Probate
IN RE: ESTATE OF
THOMAS SCHNEBERGER a/k/a
THOMAS JOHN SCHNEBERGER,
Deceased

The administration of the estate of Thomas Schnberger a/k/a Thomas John Schnberger, deceased, whose date of death was April 4, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal 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.

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.

A personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221.

The date of the first publication of this notice is July 26, 2024.

Personal Representatives:
Thomas Schnberger
3449 Wellfleet Lane
Naples, Florida 34114
Erik Schnberger
70 Valley Road
New Canaan, Connecticut 06840
Attorney for Personal Representative:
Samantha Heaton, Esq.
Florida Bar Number: 1010514
KULZER & DIPADOVA P A
76 E. Euclid Avenue Suite 300
HADDONFIELD, NJ 08033
Telephone: (856) 795-7744
Fax: (856) 795-8982
E-Mail: sheaton@kulzerdipadova.com
Secondary E-Mail:
mjp@kulzerdipadova.com
July 26; Aug. 2, 2024 24-01146M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No.: 2023CP003897AX
Division: Probate
IN RE: THE ESTATE OF
THOMAS WILLIAM POST,
Deceased.

The administration of the Estate of THOMAS WILLIAM POST, whose date of death was January 8, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205/ Attn: Probate and Guardianship 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 THREE (3) MONTHS AFTER THE TIME OF FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is July 26, 2024.

SUSAN POST BROXSON,
Personal Representative
2181 Sugar Creek Tr.
Buckhead, GA 30625
Carlena E. Hull
Attorney for Petitioner
Florida Bar No.: 1024079
9240 Bonita Beach Rd SE, Suite 1117
Bonita Springs, FL 34135
Telephone: (239)220-3100
Email: carlena@costpluslegal.com
Secondary Email:
costpluslegal@gmail.com
July 26; Aug. 2, 2024 24-01144M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 1565
Division Probate
IN RE: ESTATE OF
VIRGINIA WEST HAWKINS
a/k/a VIRGINIA W. HAWKINS
Deceased.

The administration of the estate of VIRGINIA WEST HAWKINS, deceased, whose date of death was May 21, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER 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 July 26, 2024.

Personal Representative:
Donna H. Mohan
908 Church St.
Venice, Florida 34285
Attorney for Personal Representative:
Thomas W. Harrison
Attorney
Florida Bar Number: 334375
DYE HARRISON KNOWLES KIRK- LAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: twh@dyeharrison.com
Secondary E-Mail:
mcleall@dyeharrison.com
rferroalyka@dyeharrison.com
July 26; Aug. 2, 2024 24-01155M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 412024CP001473CPAXMA
IN RE: ESTATE OF
TIMOTHY JOHN GREENE
Deceased.

The administration of the estate of Timothy John Greene, deceased, whose date of death was March 9, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 26, 2024.

Personal Representative:
Michele A. Greene
5311 B Sunrise Lane
Holmes Beach, Florida 34217
Attorney for Personal Representative:
Mark G. Turner, Esquire
Florida Bar Number: 794929
Post Office Box 2295
Winter Haven, Florida 33883-2295
Telephone: (863) 293-1184
Fax: (863) 293-3051
E-Mail: mturner@straughtnturner.com
Secondary E-Mail:
ahall@straughtnturner.com
July 26; Aug. 2, 2024 24-01147M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL
CIRCUIT COURT IN AND FOR
MANATEE COUNTY,
FLORIDA
File No. 2024-CP-001405
Division Probate
IN RE: ESTATE OF
LEE ANN BALDWIN,
Deceased.

The administration of the estate of LEE ANN BALDWIN, deceased, whose date of death was April 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or cura-

tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.221, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STATUTES, 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: July 26, 2024.

PAUL M. BALDWIN
Personal Representative
2113 S ST NW
Washington DC 20008
David J. Ottinger
Florida Bar No. 319120
Emily K. Crain Evans
Florida Bar No. 114392
GrayRobinson, P.A.
1 Lake Morton Drive
Lakeland, Florida 33801
Telephone: (863) 284-2200
Email:
David.Ottinger@gray-robinson.com
2nd Email:
Emily.Crane@gray-robinson.com
July 26; Aug. 2, 2024 24-01138M

HOW TO
PUBLISH
YOUR

LEGAL NOTICE
IN THE
BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County
name from the menu option
or e-mail legal@businessobserverfl.com

Business
Observer

FIRST INSERTION

FIRST INSERTION

IF YOU ARE A PERSON CLAIMING

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 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

FIRST INSERTION

an Order rescheduling Foreclosure Sale filed June 20, 2024 and entered in Case No. 2023CA003253AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein THE BANK OF NEW YORK MELLON, SUCCESSOR TRUSTEE TO JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, AS TRUSTEE F/B/O HOLDERS OF STRUCTURED ASSET MORTGAGE INVESTMENTS II INC., BEAR STEARNS ALT-A TRUST 2005-10, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-10 is Plaintiff and LERA KOPYT; UNKNOWN SPOUSE OF LERA KOPYT; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; TOWD POINT MORTGAGE TRUST 2019-1, U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE; SABAL BAY ASSOCIATION, INC.) are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.FORECLOSURE.REALFORECLOSE.COM, at 11:00 A.M., on August 22, 2024,

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

UNIT 6-2, PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM AS RECORDED IN OFFICIAL RECORDS BOOK 2011, PAGE 7150, AS AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2043, PAGE 1710, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OFFICIAL RECORDS BOOK 2058, PAGE 1031 AND ANY AMENDMENTS THEREOF, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ALL RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the

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 19th day of July 2024.
 Marc Granger, Esq.
 Bar. No.: 709921
 Kahane & Associates, P.A.
 1619 NW 136th Avenue, Suite D-220
 Sunrise, Florida 33323
 Telephone: (954) 382-3486
 Telefacsimile: (954) 382-5380
 Designated service email:
 notice@kahaneandassociates.com
 File No.: 23-00012 SPS
 July 26; Aug. 2, 2024 24-01143M

FIRST INSERTION

Newport Isles Community Development District (the "District") having filed its Complaint for Validation of not to exceed \$279,040,000 principal amount of Newport Isles Community Development District Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Plan (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and Exhibits by Chapter 75, Florida Statutes, are contained therein, and

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any right, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida, appear on the 3rd day of September, 2024, at the hour of 10:45 a.m. of said day for 15 minutes before the Honorable Edward Nicholas via Zoom (information below) and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via their computer at <https://zoom.us/j/8952849846> and by entering the Meeting ID 895284 9846 and Password 408941, OR may dial in telephonically via Zoom at (786) 635-1003 and enter the above Meeting ID and Password.

IT IS FURTHER ORDERED that

IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.

EDWARD NICHOLAS, Circuit Judge
07/23/2024 15:41:17
The Honorable Edward Nicholas
Circuit Court Judge
July 26; Aug. 2, 2024 24-01164M

LOT 15, AND LOT 16 LESS
THE SOUTH 5 FEET, BLOCK
B, MAIN STREET SUBDIVI-
SION TO PALMETTO FLORI-
DA, ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 2, PAGE(S) 152
OF THE PUBLIC RECORDS
OF MANATEE COUNTY,
FLORIDA.
PROPERTY ADDRESS: 1011
16TH ST W, PALMETTO, FL
34221

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 the Manatee County Attorney, 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 19 day of July 2024.
By: /s/ Lindsay Maisonet
Lindsay Maisonet, Esq.
Bar Number: 93156
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY
E-MAIL FOR SERVICE
PURSUANT TO FLA. R. JUD.
ADMIN 2.516
eservice@decubaslewis.com
22-00690
July 26; Aug. 2, 2024 24-01142M

FIRST INSERTION

Plaintiff, v.
THE UNKNOWN HEIRS,
GRANTEES, DEVISEES, LIENORS,
TRUSTEES, AND CREDITORS OF
JANET C. SMITH, DECEASED;
DIANNE LAW; PAULA WARD
A/K/A PAULA JEAN WARD;
JANET SMITH CASTRO; KAREN
S. BELTA; DORIA BUZZETTA;
UNKNOWN PARTY #1;
UNKNOWN PARTY #2; JANET
SMITH CASTRO, AS PERSONAL
REPRESENTATIVE OF THE
ESTATE OF JANET CATHERINE
SMITH, DECEASED; UNKNOWN
PARTY #3; UNKNOWN PARTY #4
THE NAMES BEING FICTITIOUS
TO ACCOUNT FOR PARTIES
IN POSSESSION; WOODLAND
GREEN CONDOMINIUM
ASSOCIATION, INC.
Defendants.

Notice is hereby given that, pursuant to the Final Judgment of Foreclosure entered on July 15, 2024, in this cause, in the Circuit Court of Manatee County, Florida, the office of Angelina "Angel" Colonneso, Clerk of the Circuit Court, shall sell the property situated in Manatee County, Florida, described as:

UNIT #B-8, IN WOODLAND GREEN II, A CONDOMINIUM, ACCORDING TO THE PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 19, PAGES 131 THROUGH 135, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND BEING FURTHER DESCRIBED IN THAT CERTAIN DECLARATION OF CONDOMINIUM FILED THE 28TH DAY OF FEB-

RUARY, 1986, IN O.R. BOOK 1138, PAGES 30 THROUGH 59, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED 1/12TH SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO.
a/k/a 6211 TIMBER LAKE DR UNIT B8, SARASOTA, FL 34243-3155

at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, on August 15, 2024 beginning at 11:00 AM.

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 at St. Petersburg, Florida this
18th. day of July, 2024.
eXL Legal, PLLC
Designated Email Address:
efiling@exllegal.com
12425 28th Street North, Suite 200
St. Petersburg, FL 33716
Telephone No. (727) 536-4911
Attorney for the Plaintiff
Attorney for Plaintiff
Isabel López Riveria
FL Bar: 1015906
1000005738
July 26; Aug. 2, 2024 24-01140M

PUBLISH YOUR LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- 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

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

LV20878

Q&A

Who benefits from legal notices?

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

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

Are there different types of legal notices?

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

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

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

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

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

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/02/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 SKYL mobile home bearing the vehicle identification number SF4165C, and all personal items located inside the mobile home. Last Tenant: Jacob Albert Swinson, Tighe Brazeau, Estate of Jacob Albert Swinson, and All Unknown Parties, Beneficiaries, Heirs, Successors, and Assigns of Jacob Albert Swinson. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, (941-758-7080).	
July 19, 26, 2024	24-01112M

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of ALMA JOSEFINA MONTALVO and DANIEL MARES, will, on August 1, 2024, at 10:00 a.m., at 3113 Cortez Road West, Lot #29, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1963 PACE MOBILE HOME, VIN: 4610, TITLE NO.: 0001614824 and all other personal property located therein	
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#4337-406) July 19, 26, 2024	24-01116M

SECOND INSERTION	
LAKEWOOD RANCH STEWARDSHIP DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
The Board of Supervisors ("Board") of the Lakewood Ranch Stewardship District ("District") will hold a public hearing and regular meeting as follows:	

DATE:	August 9, 2024
TIME:	9:00 a.m.
LOCATION:	Offices of Schroeder-Manatee Ranch, Inc. 14400 Covenant Way Lakewood Ranch, FL 34202

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, c/o PFM Group Consulting, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://lakewoodranchstewardship.com/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

District Manager	
July 19, 26, 2024	24-01099M

SECOND INSERTION	
PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT	
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Palma Sola Trace Community Development District ("District") will hold a public hearing and a regular meeting at the following date, time, and location:

DATE:	August 22, 2024
TIME:	1:30 p.m.
LOCATION:	Palma Sola Trace Clubhouse 7408 Hamilton Road Bradenton, Florida 34209

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2024, and ending September 30, 2025 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Tampa, Florida 33614, (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.palmasolatracedcd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) business hours prior to the public hearing and 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 Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearing or meeting is advised that person will need a record of 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.

District Manager Ruben Durand	
July 19, 26, 2024	24-01083M

SECOND INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 08/02/2024, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1969 HILC mobile home bearing Vehicle Identification Number HF393B and all personal items located inside the mobile home. Last Tenant: Melinda Jamie Piazza. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.	
July 19, 26, 2024	24-01102M

--- ESTATE ---

SECOND INSERTION																	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2024-CP-000729 IN RE: ESTATE OF GORDON FREDERICK JOHNSON A/K/A GORDON F. JOHNSON A/K/A GORDON JOHNSON, DECEASED.	THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 19, 2024. Signed on this 8th day of May, 2024. Personal Representative: MARCIA ISABEL WALKER 400 Robb Hill Drive Martinsville, IN 46151 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Facsimile: (941) 747-1221 Email: jackmanpleadings@gmail.com July 19, 26, 202424-01117M																
SECOND INSERTION																	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001478 Division Probate IN RE: ESTATE OF MARY ELLEN DACEY Deceased.	THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in §§732.216- 732.228, applies, or may apply, unless a written demand is made by a creditor as specified under §732.221. The date of first publication of this notice is July 19, 2024. Personal Representative: WILLIAM F. DACEY 407 Diamond Head Drive Bradenton FL 34207 Attorney for Personal Representative WILLIAM F. DACEY: Lori M. Dorman, Esq. DORMAN LAW, P.A. Florida Bar No. 075401 Email address: lori@dormanlawpa.com Email address: dormanlawpa@gmail.com 410 43rd Street W, Suite N Bradenton FL 34209 Tel: (941) 375-3565 July 19, 26, 202424-01081M																
SECOND INSERTION																	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-000815 IN RE: ESTATE OF: JOSEPHINE M. REGINA Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is: July 19, 2024 Person Giving Notice: SALVATORE F. REGINA 916 77th Street Court NW Bradenton, Florida 34209 KATHLEEN F. CALI 7906 27TH Avenue West Bradenton, Florida 34209 Attorney for Person Giving Notice: Thomas A. Moseley Attorney for Petitioner Email: Tom@Bradentonattorneyatlaw.com Secondary Email: Michoeh@Bradentonattorneyatlaw.com Florida Bar No. 0333689 Thomas A. Moseley, Chartered 1724 Manatee Avenue West Bradenton, Florida 34205 Telephone: 941-747-8185 July 19, 26, 202424-01118M																
You are hereby notified that an Order of Summary Administration has been entered in the estate of JOSEPHINE M. REGINA, deceased, Court Case Number: 2024-CP-815; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 that the decedent's date of death was October 31, 2023; that the total value of the estate is Exempt Protected Homestead and that the names of those to whom it has been assigned by such order are: <table><tr><td>NAME</td><td>ADDRESS</td></tr><tr><td>Creditors: None</td><td></td></tr><tr><td>Beneficiaries:</td><td></td></tr><tr><td>NAME</td><td>ADDRESS</td></tr><tr><td>SALVATORE F. REGINA</td><td>916 77th Street Court NW Bradenton, Florida 34209</td></tr><tr><td>KATHLEEN F. CALI</td><td>7906 27th Avenue West Bradenton, Florida 34209</td></tr><tr><td>LAURA M. REGINA</td><td>7215 9th Avenue West Bradenton, Florida 34209</td></tr><tr><td>MARIE J. BROOKS</td><td>211 147th Avenue NE Bradenton, FL 34212</td></tr></table>	NAME	ADDRESS	Creditors: None		Beneficiaries:		NAME	ADDRESS	SALVATORE F. REGINA	916 77th Street Court NW Bradenton, Florida 34209	KATHLEEN F. CALI	7906 27th Avenue West Bradenton, Florida 34209	LAURA M. REGINA	7215 9th Avenue West Bradenton, Florida 34209	MARIE J. BROOKS	211 147th Avenue NE Bradenton, FL 34212	
NAME	ADDRESS																
Creditors: None																	
Beneficiaries:																	
NAME	ADDRESS																
SALVATORE F. REGINA	916 77th Street Court NW Bradenton, Florida 34209																
KATHLEEN F. CALI	7906 27th Avenue West Bradenton, Florida 34209																
LAURA M. REGINA	7215 9th Avenue West Bradenton, Florida 34209																
MARIE J. BROOKS	211 147th Avenue NE Bradenton, FL 34212																

ESTATE

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 1389 JUDGE DIANA MORELAND IN RE: ESTATE OF DARRELL L. DECHANT Deceased The administration of the Estate of Darrell L. Dechant, deceased, whose date of death was April 1, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE	ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 19, 2024. Personal Representative: KAMING TAM 729 Gadwall Court Bradenton, Florida 34212 Attorney for Personal Representative: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com July 19, 26, 202424-01090M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 1472 AX Division Probate IN RE: ESTATE OF GLORIA J. ROKOSZ, Deceased. The administration of the estate of GLORIA J. ROKOSZ, deceased, whose date of death was December 21, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024. Personal Representative: THOMAS E. ROKOSZ 7131 Whittlebury Trl Bradenton, FL 34202 Attorney for Personal Representative: JORDAN J. RICCARDI, ESQ. E-Mail Addresses: jriccardi@icardmerrill.com kcappp@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 July 19, 26, 202424-01114M

SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001015 Division Probate IN RE: ESTATE OF PAUL J. MYERS a/k/a PAUL JOSEPH MYERS a/k/a PAUL MYERS 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 PAUL J. MYERS a/k/a PAUL JOSEPH MYERS a/k/a PAUL MYERS, deceased, File Number 2024-CP-001015 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 November 15, 2023; that the total value of the estate is \$49,399.92 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS VICKI WINWARD f/k/a VICKI LYNN ADAMSON f/k/a VICKI ADAMSON c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Attorney for Person Giving Notice: JENNA KYLE MELTZER E-mail Address: jmeltzer@blalockwalters.com Secondary E-mail Address: jschembri@blalockwalters.com Alternate Secondary E-mail: mchapman@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 July 19, 26, 202424-01109M	NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 19, 2024. Person Giving Notice: VICKI WINWARD f/k/a VICKI LYNN ADAMSON f/k/a VICKI ADAMSON c/o Jenna Kyle Meltzer, Esquire Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Attorney for Person Giving Notice: JENNA KYLE MELTZER E-mail Address: jmeltzer@blalockwalters.com Secondary E-mail Address: jschembri@blalockwalters.com Alternate Secondary E-mail: mchapman@blalockwalters.com Florida Bar No. 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 July 19, 26, 202424-01109M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 24 CP 001657 IN RE: ESTATE OF EARL I. BEAVERS, JR. Deceased. The administration of the estate of Earl I. Beavers, Jr., deceased, whose date of death was January 15, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a	copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1382 IN RE: ESTATE OF WILLIAM H. SCHILLING, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Ancillary Summary Administration has been entered in the estate of WILLIAM H. SCHILLING, deceased, File Number 2024-CP-1382; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was October 22, 2023; that the total value of the estate is \$62,025.00, and that the names and addresses of those to whom it has been assigned by such order are: Name Address William A. Schilling, as Trustee of the William H. Schilling and Rita K. Schilling Trust, dated March 15, 2001, as amended and restated 7199 Venice Drive Portage, MI 49024-3004	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is: July 19, 2024. WILLIAM A. SCHILLING Person Giving Notice 7199 Venice Drive Portage, MI 49024-3004 M. Brandon Robinson, Esq. Attorney for Person Giving Notice Email: brobinson@barneswalker.com Florida Bar No. 0119364 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 July 19, 26, 202424-01108M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION FILE NO:2024 CP 001468 IN RE: ESTATE OF DOROTHEA A. BILDER DECEASED The administration of the estate of Dorothea A Bilder, deceased, whose date of death was April 28, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 3000 Bradenton FL 34205 The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024 Personal Representative: James Middleton 2707 Greenwood Acres Dr Dekalb, Illinois 60115 Attorney for Personal Representative: Jerome Levin Attorney for Petitioner Florida Bar Number: 0213594 1444 First Street Suite A Sarasota, Florida 34236 Telephone: (941) 9535300 E-Mail: jlevin@levinmediation.com July 19, 26, 202424-01082M

SECOND INSERTION	
NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-1604 IN RE: ESTATE OF LINDA C. BRAWN, also known as LINDA MARIE BRAWN, 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 LINDA C. BRAWN, also known as LINDA MARIE BRAWN, deceased, File Number 2024-CP-1604; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was October 17, 2023; that the total value of the estate is \$30,558.00 and that the names and addresses of those to whom it has been assigned by such order are: Beneficiaries: Name Address Michael William Brawn 237 Parkbluff Circle Ponte Vedra, FL 32081-0961 Charles Preston Brawn 142 Dennison Road Spruce Head, ME 04859-4424	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 19, 2024. Michael William Brawn Person Giving Notice 237 Parkbluff Circle Ponte Vedra, FL 32081-0961 M. Brandon Robinson, Esq. Attorney for Person Giving Notice Email: brobinson@barneswalker.com Secondary Email: mcarmichael@barneswalker.com Florida Bar No. 0119364 BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 July 19, 26, 202424-01080M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001193 AX Division: Probate IN RE: ESTATE OF SHIRLEY WILLIS, Deceased. The administration of the estate of Shirley Willis, deceased, whose date of death was September 22, 2023, 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024. Personal Representative: Denise Hartwell c/o The Payne Law Group, PLLC 766 Hudson Ave., Suite C Sarasota, Florida 34236 Attorney for Personal Representative: Teresa A Monfils Attorney FLA Bar Number: 1019949 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: kcarter@lawnav.com July 19, 26, 202424-01107M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024-CP-001532 Division Probate IN RE: ESTATE OF LOUIS R. BEVERLY Deceased. The administration of the ancillary estate of LOUIS R. BEVERLY, deceased, whose date of death was December 22, 2023, 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 ancillary personal representative and the ancillary 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 FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de-	mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024. Ancillary Personal Representative: Steven Teal 4008 Palm Court Bradenton, FL 34208 Attorney for Ancillary Personal Representative: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: dlaganella@gerlinglawgroup.com July 19, 26, 202424-01106M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2024 CP 001335 CP AX Division Probate IN RE: ESTATE OF ELIZABETH A. RUPERT Deceased. The administration of the estate of Elizabeth A. Rupert, deceased, whose date of death was May 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1501 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 19, 2024. Personal Representative: Steven W. Ledbetter 229 Pensacola Road Venice, Florida 34285 Attorney for Personal Representative: Ledbetter Law Group Steven W. Ledbetter, Esq., FL Bar No. 41345 Email: steve@LedbetterLawFL.com Callie W. Cowan, Esq., FL Bar No. 57893 Email: callie@LedbetterLawFL.com Carolyn S. Smith, Esq., FL Bar No. 1045180 Email: carrie@LedbetterLawFL.com Jada W. Terreros, Esq., FL Bar No. 1032584 Email: jada@LedbetterLawFL.com 229 Pensacola Road Venice, Florida 34285 Tel: (941) 256-3965 Fax: (941) 866-7514 2nd Email: probate@LedbetterLawFL.com July 19, 26, 202424-01091M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412024CP000643CPA IN RE: ESTATE OF ERNEST H. MERCER Deceased. The administration of the estate of ERNEST HOOVER MERCER, Deceased, whose date of death was August 11, 2023, 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	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 July 19, 2024. /s/ JOHN MERCER, Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 1612TH Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawyers.com Secondary Email: angelica@srblawyers.com July 19, 26, 202424-01115M

SALES

SECOND INSERTION	
NOTICE OF JUDICIAL SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2024CA000283AX ORLANDO ASSETS ONE TRUST, Plaintiff(s), v. OAKS HOLDING 34639 LLC, Defendant(s). NOTICE IS HEREBY GIVEN that a judicial sale will be made pursuant to an Order or Final Judgment for Partition entered in the above styled	cause of action. The Clerk of Court, Angelina Colonnoso, shall sell the following described real property at a public sale online at https://manatee. realforeclose.com/ to the highest bidder or bidders for cash beginning 11:00 a.m. on August 15, 2024: LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2023CA002958AX WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST, Plaintiff, vs. JAMES C. HALLMAN III AND JULIA F. HALLMAN, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 21, 2023, and entered in 2023CA002958AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST, NOT INDIVIDUALLY BUT AS TRUSTEE FOR PRETIUM MORTGAGE ACQUISITION TRUST is the Plaintiff and JAMES C. HALLMAN, III; JULIA F. HALLMAN are the Defendant(s). Angelina Colonnoso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. manatee.realforeclose.com, at 11:00 AM, on August 07, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 31, BLOCK 76, COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, AS PER PLAT THEREOF	RECORDED IN PLAT BOOK 7, PAGE 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. 6620 KIMLINDA LN, SARASOTA, FL 34243 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 in accor- dance with Florida Statutes, Section 45.031. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 12 day of July, 2024. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-091788 - GrS July 19, 26, 2024 24-01105M
SECOND INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2020-CA-004459 FORTRESS 2020 LANDCO, LLC, a Delaware limited liability company, as assignee of Regions Bank, as successor in interest by merger of AmSouth Bank, Plaintiff, vs. HRK HOLDINGS, LLC, a Florida limited liability company, ARSENAL GROUP, LLC, a Delaware limited liability company, WILLIAM F. HARLEY III, FLORIDA DEPARTMENT OF ENVIRONMENTAL PROTECTION, ARDAMAN & ASSOCIATES, INC., a Florida corporation, INTERNATIONAL SALT COMPANY, LLC, a Delaware limited liability company, and 9079-8042 QUEBEC, INC., a foreign corporation, Defendants. NOTICE IS HEREBY GIVEN that pursuant to a Uniform Final Judgment of Mortgage Foreclosure entered June 27, 2024, in the above-styled cause in the Circuit Court of Manatee County, Florida, the Clerk of the Circuit Court will sell the following property situated in Manatee County, Florida, described as: SEE "EXHIBIT A" ATTACHED HERETO AND BY REFERENCE MADE A PART HEREOF AS IF SPECIFICALLY SET FORTH HEREIN, EXHIBIT A LEGAL DESCRIPTION DESCRIPTION: BEGIN AT THE NORTHEAST CORNER OF THE SOUTH- EAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 6, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLOR- IDA; THENCE S01°27'40"W ALONG THE EAST LINE OF SAID SE 1/4, A DISTANCE OF 1165.57 FEET TO A POINT LYING 174.52 FEET NORTH- ERLY OF THE SE CORNER OF SAID SECTION 6; THENCE	Parcel Identification Number: 6650212100 Property Address: 904 Cypress Wood Lane, Sarasota, FL 34243 ("Property"). 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 pro- vision of certain assistance. Please con- tact 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 re-
SECOND INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2023CA000525AX U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1 ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-CH1, Plaintiff, vs. RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed June 17, 2024 and entered in Case No. 2023CA000525AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein U.S. BANK N.A. AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE J.P. MORGAN MORTGAGE ACQUISITION TRUST 2006-CH1 ASSET BACKED PASS- THROUGH CERTIFICATES, SERIES 2006-CH1 is Plaintiff and RYAN L. ENGEN; TAMMY D. ENGEN F/K/A TAMMY D. REDMON; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNOSO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. MANATEE.REALFORECLOSE.COM,	ceiving this notification if the time be- fore the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED July 12, 2024 PREMIER LAW PLLC 6706 N. Nebraska Ave. #8386 Tampa, Florida 33604 Phone: 954.866.5255 Email: Premierlawpllc@gmail.com /s/ Derek A. Carrillo, Esq. DEREK A. CARRILLO, ESQ. Florida Bar Number: 111919 Attorney for the Plaintiff July 19, 26, 2024 24-01093M
SECOND INSERTION	
at 11:00 A.M., on August 7, 2024, the following described property as set forth in said Final Judgment, to wit: LOT 843, TRACT #2, RIVERDALE REVISED, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGES 40 TO 49, INCLUSIVE, 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain 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 10th day of July 2024. Marc G. Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 22-00478 SPS V6.20190626 July 19, 26, 2024 24-01089M	

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: D CASE NO.: 2022CA002217 WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF DORLEAN LYTTLE A/K/A DORLEAN I. LYTTLE, et. al., Defendants. NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure entered on the 26th day of June 2024, in Case No. 2022CA002217, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, D/B/A CHRISTIANA TRUST AS TRUSTEE FOR PNPMS TRUST I, is the Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM INTEREST IN THE ESTATE OF DORLEAN LYTTLE A/K/A DORLEAN I. LYTTLE; MICHELLE DEE KOVAC A/K/A MICHELLE KOVAC; DEAN SCOTT LYTTLE; KENNETH DEAN LYTTLE, JR; BRANDY MACWATTERS; MICHAEL MACWATTERS; JENNIFER RICHEY; MARENA RONIN ORTEGA; NCPT- GATHERSBURG, LLC; MV REALTY PBC, LLC; SCOTT VON BORSTEL AND UNKNOWN TENANT #1, are the Defendants. Angelina Colonnoso Clerk of this Court shall sell to the	highest and best bidder for cash electronically at <a href="http://www.manatee.
realforeclose.com">www.manatee. realforeclose.com, the Clerk's website for on-line auctions at, 11:00 AM on the 28th day of August 2024, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK B, W.C. JERNIGAN SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE 142, 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 WITH THE CLERK BEFORE THE CLERK RE- PORTS THE SURPLUS AS UN- CLAIMED. 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 impaired, call 711. Dated this 12th day of July, 2024. By: /s/ Ian Norych Ian R. Norych, Esq. Bar Number: 56615 DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 21-04786 July 19, 26, 2024 24-01095M

SECOND INSERTION	
RE-NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2024 CA 000319 BRENDAS A. CAYS, Plaintiff, vs. 6006 MANATEE LLC, a Florida Limited Liability Company, JOSEPH BENNETT, individually, and ALL OTHER UNKNOWN PERSONS and TENANTS, Defendants. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 28, 2024 and an Order Resetting Sale dated July 9, 2024 and entered in Case No. 2024 CA 000319 of the Circuit Court in and for Manatee County, Florida, wherein BRENDA CAYS is Plaintiff and 6006 MANATEE, LLC, a Florida Limited Liability Company, JOSEPH BENNETT, individually, and ALL OTHER UNKNOWN PERSONS OR TENANTS are Defendants, Angelina "Angel" Colonnoso, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on August 21, 2024, the following described property as set forth in said Order or Final Judgment, to-wit:	A DISTANCE OF 116.5 FEET TO THE WEST LINE OF 60TH STREET WEST; THENCE GO SOUTHERLY ALONG THE WEST LINE OF SAID 60TH STREET WEST, 225 FEET TO A POINT ON THE NORTH LINE OF MANATEE AVENUE WEST, SAID POINT BEING 84 FEET EAST OF THE POINT OF BEGINNING; THENCE GO WESTERLY ALONG THE NORTH LINE OF MANATEE AVENUE WEST, 84 FEET TO THE POINT OF BEGINNING. 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 BE PUBLISHED AS PRO- VIDED HEREIN. Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale. If you are a person with a 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 impaired, call 711. Dated this 10th day of July, 2024. E. Blake Melhuish, Esquire E. BLAKE MELHUIISH, P.A. 522 Twelfth Street West Bradenton, Florida 34205 Telephone No: (941) 748-1976 Facsimile No: (941) 747-3730 Email: eblake@melhuishpa.com Service Email: pleadings@melhuishpa.com Florida Bar No: 0825972 Attorney for Plaintiff July 19, 26, 2024 24-01086M

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ACTIONS

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. 2023-DP-526 Div.J IN THE INTEREST OF: M.M.P. DOB: 5/23/2022, MINOR CHILD TO: Justin Platt, 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 child for adoption: M.M.P. born on 5/23/2022. You are hereby commanded to appear on August 20, 2024 , at 10:00 AM before the Honorable Gilbert Smith, Jr. at the Manatee County Judicial Center, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34205, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 16 day of July, 2024. Angelina M. Colonnese, Clerk of Court (SEAL) By: C. Hoatland As Deputy Clerk July 19, 26; Aug. 2, 9, 2024 24-01110M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2023 CA 3697 AX Agency Case No.: 2021-015746 IN RE: FORFEITURE OF: 2013 GRAY DODGE CHALLENGER VIN# 2C3CDYAG8DH627790 AND ONE THOUSAND TWO HUNDRED SIXTY-TWO DOLLARS (\$1,262.00) IN U.S. CURRENCY TO: ERNESTO GONZALEZ DIAZ, L/K/A: 2800 9th STREET WEST, BRADENTON, FLORIDA 34205. YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida 2013 GRAY DODGE CHALLENGER VIN# 2C3CDYAG-8DH627790 AND ONE THOUSAND TWO HUNDRED SIXTY-TWO DOLLARS (\$1,262.00) IN U.S. CURRENCY which was seized by the Manatee County Sheriff's Office on April 5, 2023, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2024CC001064AX U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES V TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS, AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST GREGORY L. LANG, DECEASED; ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST THERESA B. LANG, DECEASED; GROW FINANCIAL FOUNDATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). To the following Defendant(s): ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST GREGORY L. LANG, DECEASED (Last Known Address: 924 31ST STREET E., PALMETTO, FL 34221) ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST THERESA B. LANG, DECEASED (Last Known Address: 924 31ST STREET E., PALMETTO, FL 34221) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT 23, BLOCK 2, UNIT 3, LAKE PARK SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. TOGETHER WITH ALL FURNITURE

DREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 16 day of July, 2024.

Angelina M. Colonnese,
Clerk of Court
(SEAL) By: C. Hoatland
As Deputy Clerk
July 19, 26; Aug. 2, 9, 2024
24-01110M

SECOND INSERTION
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: 7/15/2024 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (SEAL) BY: Kris Gaffney Deputy Clerk Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 July 19, 26, 2024 24-01104M

AND FURNISHINGS THEREIN.
PROPERTY ADDRESS: 924 31ST STREET E., PALMETTO, FL 34221

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti | Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before , a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

This notice is provided pursuant to Administrative Order No. 2010-08

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

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

WITNESS my hand and the seal of this Court this 15th day of JULY, 2024.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
July 19, 26, 2024
24-01100M

SECOND INSERTION
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION IN RE: ESTATE OF MARIE MING, Deceased. TO: ALFRED MING Unknown Unknown JOSEPH MING Unknown Unknown KEITH MING Unknown Unknown CRAIG MING Unknown Unknown JOSEPH MING, JR. Unknown Unknown YOU ARE NOTIFIED that a Petition for Administration has been filed in this court. You are required to serve a copy of your written defenses, if any, on petitioner's attorney, whose name and address are: Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 on or before August 26, 2024, and to file the original of the written defenses with the clerk of this court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain 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. Signed on this 15th day of July, 2024. Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By: Kris Gaffney As Deputy Clerk Robert D. Hines, Esq., Hines Norman Hines, P.L., 1312 W. Fletcher Avenue, Suite B, Tampa, FL 33612 July 19, 26; Aug. 2, 9, 2024 24-01101M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO: 2024 CA 000438 MOTE RANCH HOMEOWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JONATHAN B. THAYER, Defendant. TO: Jonathan B. Thayer 5920 Sandstone Ave. Sarasota, Florida 34243 YOU ARE HEREBY NOTIFIED that an action for tempormy and permanent injunctive relief to enforce the Declaration of Covenants and Restrictions for Mote Ranch, as amended from time to time, and specifically the rental restrictions contained therein, against the following described property: 5920 Sandstone Ave. Sarasota, Florida 34243 has been filed against you in this Court, as styled above, and you are required to serve a copy of your written defenses, if any, to such action upon: GARY M. SCHAAF, ESQ. Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1511 North Westshore Blvd., Suite 1000 Tampa, FL 33607 Phone: (813) 527-3900 Fax: (813) 286-7683 Primary email: gschaaf@beckerlawyers.com on or before 30 days after the first publication date, and to file the original of the defenses with the Clerk of this Court, either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant

SECOND INSERTION
NOTICE OF ACTION FOR CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2024 CA 000023 AX SUSO 5 CREEKWOOD LP, Plaintiff, v. THONG UH CORPORATION, a Florida Corporation, KOMKRIT TAOKEAW, an individual, d/b/a BANGKOK TOKYO, and SOIFAH PRANGTIP, an individual, Defendants. TO: Soifah Prangtip 3309 Riviera Drive Sarasota, FL 34332 YOU ARE HEREBY notified that an action for Damages for Breach of Guarantee (Count III of Plaintiff's Complaint for Eviction and Damages) on the following described real property in Manatee County, Florida: Unit B-6 of the Creekwood Crossing Shopping Center, 7395 52nd P1 E, in the City of Bradenton, Manatee County, Florida has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ginger Barry Boyd, Esq. and Alannah L. Shubrick, Esq., attorneys for Plaintiff/Landlord, SUSO 5 CREEKWOOD LP, whose address is c/o Nelson Mullins Riley & Scarborough LLP, 215 South Monroe Street, Suite 400, Tallahassee, FL 32301 on or before 8/27/2024, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in Count III of the Complaint. 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 current address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office. This notice shall be published once a week for four (4) consecutive weeks in the Business Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of the Court on this 16th day of JULY, 2024. Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By Kris Gaffney Deputy Clerk Ginger Barry Boyd, Esq. Alannah L. Shubrick, Esq., attorneys for Plaintiff/Landlord, SUSO 5 CREEKWOOD LP, c/o Nelson Mullins Riley & Scarborough LLP, 215 South Monroe Street, Suite 400, Tallahassee, FL 32301 4879-4601-4666 v.1 July 19, 26; Aug. 2, 9, 2024 24-01103M

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

If you are a person with a 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.

Signed on this 15th day of July, 2024.
Angelina Colonnese
Manatee County Clerk
of The Circuit Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

Robert D. Hines, Esq.,
Hines Norman Hines, P.L.,
1312 W. Fletcher Avenue, Suite B,
Tampa, FL 33612
July 19, 26; Aug. 2, 9, 2024
24-01101M

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 accommodation 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 said Court 7/12/2024.

ANGELINA COLONNESO,
As Clerk of the Circuit Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

GARY M. SCHAAF, ESQ.
BECKER & POLIAKOFF, P.A.
1511 North Westshore Blvd., Suite 1000
Tampa, FL 33607
Phone: (813) 527-3900
Fax: (813) 286-7683
Primary email:
gschaaf@beckerlawyers.com
25202276v.1 M20400/420401 GSCHAAF
July 19, 26, 2024
24-01092M

rent address. Future papers in this lawsuit will be mailed to the address on record at the clerk's office.

This notice shall be published once a week for four (4) consecutive weeks in the Business Observer.

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

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

WITNESS by my hand and seal of the Court on this 16th day of JULY, 2024.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
(SEAL) By Kris Gaffney
Deputy Clerk

Ginger Barry Boyd, Esq.
Alannah L. Shubrick, Esq.,
attorneys for Plaintiff/Landlord,
SUSO 5 CREEKWOOD LP,
c/o Nelson Mullins
Riley & Scarborough LLP,
215 South Monroe Street, Suite 400,
Tallahassee, FL 32301
4879-4601-4666 v.1
July 19, 26; Aug. 2, 9, 2024
24-01103M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2024CA000322AX SERV BANK, SB, Plaintiff, v. BONITA BEGOVICH; CARL BEGOVICH; CARL BEGOVICH; BONITA BEGOVICH; DEL TIERRA HOMEOWNERS' ASSOCIATION, INC.; JODY JONES; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; Defendant(s). To the following Defendant(s): UNKNOWN TENANT #1 (Last Known Address: 419 GRIS SKY LN, BRADENTON, FL 34212) UNKNOWN TENANT #2 (Last Known Address: 419 GRIS SKY LN, BRADENTON, FL 34212) YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property: LOT(S) 376, DEL TIERRA, PHASE 3, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 59, PAGES 151 THROUGH 160, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 419 GRIS SKY LN, BRADENTON, FL 34212 has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti Berger LLP, Attorney for Plaintiff, whose address is 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 on or before , a date which is within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 11TH day of July, 2024. Angelina Colonnese Manatee County Clerk of The Circuit Court (SEAL) By Kris Gaffney As Deputy Clerk Ghidotti Berger LLP, Attorney for Plaintiff, 1031 North Miami Beach Boulevard, North Miami Beach, FL 33162 July 19, 26, 2024 24-01088M

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 412024CA000660CAAXMA LAKEVIEW LOAN SERVICING, LLC PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF EFREN A. VAQUERA A/K/A EFREN ALEJANDRO VAQUERA, ET AL., DEFENDANT(S). TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and all others who may claim an interest in the estate of Efrén A. Vaquera A/K/A Efrén Alejandro Vaquera Last Known Address: 1009 Danny Dr, Sarasota, FL 34243 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 21, BLOCK B, OF WHITEFIELD COUNTRY CLUB HEIGHTS, UNIT 5, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 11, PAGE 79 THROUGH 83, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before , within

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

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

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 11TH day of July, 2024.

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
(SEAL) By Kris Gaffney
As Deputy Clerk

Ghidotti | Berger LLP,
Attorney for Plaintiff,
1031 North Miami Beach Boulevard,
North Miami Beach, FL 33162
July 19, 26, 2024
24-01088M

or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.

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

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

WITNESS my hand and seal of this Court this 24TH day of June, 2024.

ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: Kris Gaffney
As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
July 19, 26, 2024
24-01087M

SECOND INSERTION
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREEE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 9, 2024. Signed on this 16 day of July, 2024. Personal Representative: WHITNEY SCOTT MORALES A/K/A WHITNEY SCOTT 105 Salt Meadow Circle Unit 105 Bradenton, FL 34208 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Facsimile: (941) 747-1221 Email: jackmanpleadings@gmail.com July 19, 26, 2024 24-01119M

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF REVISED SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF SAME PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2024/2025 BUDGET

NOTICE OF REGULAR MEETING OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

The Heritage Harbour South Community Development District Board of Supervisors (“Board”) will hold public hearing(s) and a regular meeting on **August 20, 2024 at 5:00 PM** at The Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, Florida 34212, to receive public comment and testimony to consider adoption of its Fiscal Year 2024/2025 Budget, the adoption of an assessment roll, and the levy, collection, and enforcement of same as well as the imposition of revised special assessments for operation and maintenance of the District’s infrastructure and revised debt assessments secured by benefited lands within the Heritage Harbour South Community Development District, (the “District”), a depiction of the District lands is shown below. The public hearings are being conducted pursuant to Chapters 170, 190 and 197, Florida Statutes. A copy of the proposed budget, preliminary assessment roll, description of the property to be assessed and the amount to be assessed to each piece or parcel of property as well as the agenda for the hearings and meeting may be ascertained at the District’s Records Office located at Inframark, 313 Campus Street, Celebration, Florida 34747, or by e-mailing the District Manager, Kristee Cole, at Kristee.cole@inframark.com. At the conclusion of the public hearings, the Board will, by Resolutions, adopt a budget and levy assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

The District is a unit of special-purpose local government responsible for providing infrastructure improvements to serve lands within the District. The infrastructure improvements (“Improvements”) include, but are not limited to, public roadways, drainage and stormwater improvements and facilities, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the address provided above. The Improvements and Improvement Plan are set forth in the Heritage Harbour South Community Development District Report of District Engineer, as amended, (the “Engineer’s Report”).

The District intends to impose revised bond assessments on benefited lands within the District in the manner set forth in the District’s proposed Third Supplemental Assessment Methodology Report, dated June 4, 2024, as amended, (the “Bond Assessment Report”). The District further intends to impose additional operation and maintenance assessments on new benefited lands to be constructed within the District as set forth in the District’s proposed Fiscal Year 2024/2025 Operation & Maintenance Budget (the “Budget”).

The Engineer’s Report, the Bond Assessment Report and the Budget are all on file and available for inspection during normal business hours at the address provided above.

The Bond Assessment Report and Budget identify each benefited and developable parcel within the District and assessments per parcel for each land use category that is currently expected to be assessed. The method of allocating assessments for the Improvements and operation and maintenance thereof to be funded by the District is explained in more detail in the Bond Assessment Report and Budget. Also, as described in more detail in the Bond Assessment Report and Budget, the District’s assessments will be levied against all assessable lands within the District. Please consult the Engineers Report, Bond Assessment Report and Budget for more details.

The annual principal assessment for the District Bonds levied against each parcel will be based on repayment over not to exceed thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$4,415,00 in debt to be assessed by the District against the benefitted lands within the District, inclusive of fees and costs of collection or enforcement, and discounts for early payment. The tables below present the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearings and in any future year.

The proposed annual schedule of bond assessments is as follows:

Series 2013 Bonds – Revised SAMR								
Product	Units	EAU	Original Assessment Lien		Remaining Assessment Lien		Annual Assessment	
			Per Product	Per Unit	Per Product	Per Unit	Per Product	Per Unit
Condos	120	48%	\$ 433,543	\$ 3,613	\$ 290,896	\$ 2,424	\$ 35,605	\$ 297
Villas/Club	181	62%	\$ 850,120	\$ 4,697	\$ 570,407	\$ 3,151	\$ 69,817	\$ 386
Villas/Club (New Units)	74	62%	\$ -	\$ -	\$ 233,205	\$ 3,151	\$ 28,544	\$ 386
SF 55'	248	75%	\$ 1,408,021	\$ 5,678	\$ 944,744	\$ 3,809	\$ 115,636	\$ 466
SF 65'	224	100%	\$ 1,687,951	\$ 7,535	\$ 1,132,569	\$ 5,056	\$ 138,625	\$ 619
SF 80'	152	125%	\$ 1,427,825	\$ 9,394	\$ 958,032	\$ 6,303	\$ 117,262	\$ 771
SF 85'	19	148%	\$ 211,821	\$ 11,148	\$ 142,126	\$ 7,480	\$ 17,396	\$ 916
Golf Course	1	2829%	\$ 560,719	\$ 560,719	\$ 143,022	\$ 143,022	\$ 17,506	\$ 17,506
Total	1019		\$ 6,580,000		\$ 4,415,000		\$ 540,391	

The revised bond assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments.

The proposed annual schedule of operations and maintenance assessments is as follows:

Product	General Fund		
	FY 2025	FY 2024	Dollar Change
SF 55'	\$ 318.72	\$ 318.72	\$ -
SF 65'	\$ 318.72	\$ 318.72	\$ -
SF 80'	\$ 318.72	\$ 318.72	\$ -
SF 85'	\$ 318.72	\$ 318.72	\$ -
Stone Harbour Condo	\$ 272.33	\$ 272.33	\$ -
Twin Villas	\$ 272.33	\$ 272.33	\$ -
Golf Twin Villas	\$ 272.33	\$ -	\$ 272.33
Club Home	\$ 272.33	\$ 272.33	\$ -
Golf Course	\$ 167.26	\$ 167.26	\$ -
LHC - SF 40'	\$ 232.07	\$ 232.07	\$ -
Lighthouse Cove Condo	\$ 211.68	\$ 211.68	\$ -
Parcel 17 TH	\$ 164.11	\$ 164.11	\$ -
Aqualterra 2	\$ 164.11	\$ 164.11	\$ -
Aqualterra	\$ 164.11	\$ 164.11	\$ -

The District expects to collect a total of \$431,334 in operations and maintenance assessments inclusive of collection costs and early payment discounts.

The annual assessments for the District’s bonds and the operations and maintenance assessments will be collected on the Manatee County tax roll by the Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearing(s) and the right to file written objections with the District within twenty (20) days of the publication of this notice. Written objections may be filed at the District’s Records Office, at the address noted above or via e-mail at Kristee.cole@inframark.com

The Board meeting and hearing(s) are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearing(s) may be continued in progress to a date and time certain announced at the meeting and/or hearing(s). There may be occasions when staff or other individuals may participate by speaker telephone.

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

Any person requiring special accommodations at the meeting or hearing(s) because of a disability or physical impairment should contact the District Office at 813-382-7355 at least 48 hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District office.

FOURTH INSERTION

AMENDED NOTICE OF ACTION FOR PETITION TO DETERMINE AND ESTABLISH PATERNITY AND FOR RELATED RELIEF

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

Case No.: 2024-DR-000537
LUIS JOEL MORENO MANRIQUE, Petitioner/Father, and JUDVITH JAURIE, Respondent/Mother.
TO: JUDVITH JAURIE
Last Known Address: Venezuela
Current Address: Unknown

YOU ARE NOTIFIED that a Petition to Determine and Establish Paternity and for Related Relief has been filed against you and that you are required to

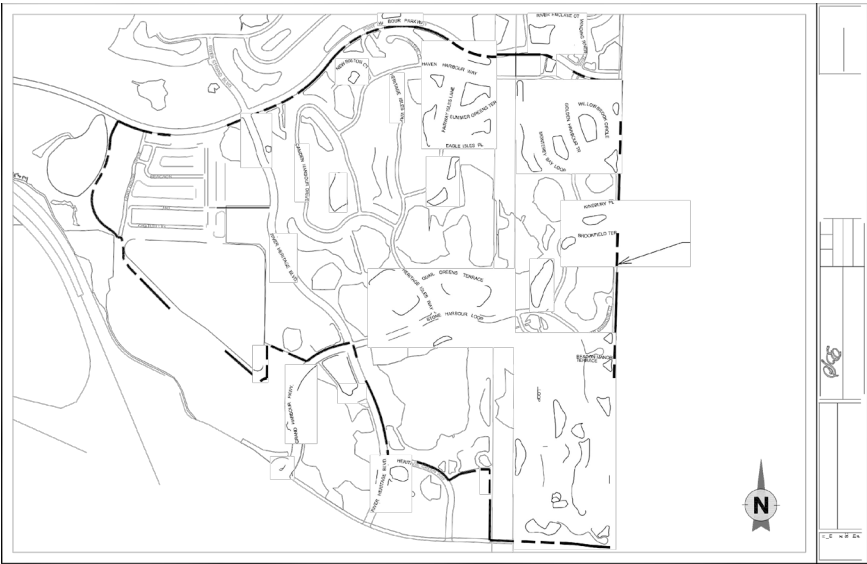
serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for Petitioner, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, Petitioner, Luis Joel Moreno Manrique, on or before AUGUST 13TH, and file the original with the Clerk of this Court at: Manatee County Clerk of Court, 1115 Manatee Avenue West, 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 identified as follows: N.R.M.J., DOB 01/20/2007
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 current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family 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.
Dated: JULY 2, 2024
CLERK OF THE CIRCUIT COURT

By: (SEAL) C. Gaskin
Deputy Clerk
July 5, 12, 19, 26, 2024 24-01047M



RESOLUTION 2024-06

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT DECLARING REVISED SPECIAL ASSESSMENTS TO SECURE CAPITAL IMPROVEMENT REVENUE REFUNDING BONDS, SERIES 2013; REAFFIRMING THE LOCATION, NATURE AND ESTIMATED COST OF THE IMPROVEMENTS INITIALLY FINANCED, THE COST OF WHICH WILL CONTINUE TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; PROVIDING FOR PROCEEDINGS IN ACCORDANCE WITH THE APPLICABLE INDENTURES; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Heritage Harbour South Community Development District (the “District”) is a local unit of special-purpose government organized and existing in accordance with the Uniform Community Development District Act of 1980, Chapter 190, Florida Statutes, as amended (the “Act”), established by the Board of County Commissioners of Manatee County, Florida; and

WHEREAS, the District was established for the purpose of delivering certain community development services and facilities; and

WHEREAS, on February 6, 2002, the Circuit Court of the Twelfth Judicial Circuit of Florida, in and for Manatee County, Florida, rendered its final judgment (the “Bond Validation”) validating the District’s proposed issuance of up to \$75,000,000 aggregate principal amount of bonds, the proceeds of which bonds were to be applied to finance certain infrastructure improvements to be undertaken by the District; and

WHEREAS, previously, the District issued its \$5,915,000 aggregate principal amount of Capital Improvement Revenue Refunding Bonds, Series 2013A-1 and \$665,000 Capital Improvement Revenue Refunding Bonds, Series 2013 A-2 (collectively, the “Series 2013 Bonds”), which were issued in order for the District to refund an earlier series of bonds originally issued to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate and/or maintain certain improvements (the “Improvements”), all as described in the Bond Validation and the District’s original Engineer Report, as revised October 22, 2003 (the “Engineer’s Report”), which is incorporated herein by this reference and all of which is on file at the District Manager’s office (“District Manager’s Office”) at Inframark, 313 Campus Street, Celebration, FL 34747; and

WHEREAS, as development of the Improvements and the community has progressed, the owner of the golf course located within the boundaries of the District has sold off property upon which residential villas will be constructed (hereinafter the “Villa Property”); and

WHEREAS, the plan is to remove some of the debt of the Series 2013 Bonds from the golf course owner’s remaining lands and assess the Villa Property pursuant to a new Assessment Methodology; and

WHEREAS, the Board of Supervisors of the District (“Board”) has reviewed the new proposed development plan and the application of the District’s previously adopted Assessment Methodology Report(s) as well as the proposed Assessment Methodology referenced below to the proposed new development plan; and

WHEREAS, the Board hereby determines it is in the best interest of the District, due to a benefit analysis, to seek to revise the previous Assessment Methodology Report(s) to reflect the addition of application of a bond debt assessment to the Villa Property; and

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

WHEREAS, the District hereby determines that benefits have and will continue to accrue to the land within the District, and that special assessments will be made in proportion to the benefits received as set forth in the Third Supplemental Assessment Methodology Report, as it may be amended (the “2024 Methodology”), which is attached hereto as **Exhibit A** and incorporated herein by reference and is on file at the District Manager’s Office.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT:

- Assessments shall continue to be levied to defray the cost of the Improvements constructed by the District.
- The nature and general location of and plans and specifications for the Improvements as described in the Engineer’s Report are incorporated herein by reference and are on file at the District Manager’s Office.
- The estimated cost of the Improvements as re-financed by the Series 2013 Bonds was \$5,897,500 (hereinafter referred to as the “District Construction Cost”).
- The revised Assessments (“2024 Assessments”) will continue to secure the Series 2013 Bonds.
- The manner in which the 2024 Assessments are contemplated to be apportioned and paid is set forth in the 2024 Methodology, attached hereto as Exhibit A.
- The 2024 Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon such improvements or specially and peculiarly benefited thereby and further designated by the assessment plat hereinafter provided for and on file.
- There is on file, at the District Manager’s Office an assessment plat showing the area to be assessed, with certain plans and specifications describing the cost of the Improvements, all of which shall be open to inspection by the public.
- The 2024 Assessments shall be paid in not more than thirty (30) annual installments. The 2024 Assessments may be payable at the same time and in the same manner as are ad-valorem taxes and collected pursuant to Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of levying and collecting non ad-valorem assessments for the 2024 Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the 2024 Assessments may be collected as is otherwise permitted by law.
- The District Manager has caused to be made a preliminary assessment roll, incorporated herein by this reference, in accordance with the method of assessment described in the 2024 Methodology, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which is hereby adopted and approved as the District’s preliminary assessment roll, which roll was prepared in accordance with the 2024 Methodology.
- The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the 2024 Assessments, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.
- The 2024 Assessments and all the proceedings relating thereto once completed, to the extent of any overlap, will supplement and/or replace and supersede the assessment proceedings previously enacted and related to the Series 2013 Bonds.
- The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Manatee County, Florida, and to provide such other notice as may be required by law or desired in the best interests of the District.
- This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 4th day of JUNE, 2024.

ATTEST: HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Kristee Cole
Secretary/Assistant Secretary
July 19, 26, 2024

Phil Frankel
Chair, Board of Supervisors

24-01096M

THIRD INSERTION

NOTICE TO CLAIMANTS OF PETITION FOR EXONERATION FROM OR LIMITATION OF LIABILITY

UNITED STATES DISTRICT COURT
MIDDLE DISTRICT OF FLORIDA
TAMPA DIVISION IN ADMIRALTY
CASE NO.:

8:24-cv-00900-CEH-AAS
IN RE: PETITION OF JOHN AND BRUNNA CORNELL as owners pro hac vice of and for M/V Timeless, a 23’ 2023 CROWNLINE E235XS, hull identification number KIS89500C323, her engines, tackle, and appurtenances, for Exoneration from or Limitation of Liability, Petitioners.

Notice is given that the above named Petitioners has filed a Complaint,

pursuant to 46 U.S.C. § 30501 et seq., for Exoneration from or Limitation of Liability for all claims for any damages or injuries, arising out of, or occurring as a result of, an incident on the navigable waters of the United States, in Manatee County, Florida, wherein the 2023 Crownline E235XS23 (hereinafter the “Vessel”), bearing Hull Identification No. KIS89500C323, was involved in a boating incident on or about July 30, 2023, as more fully described in the Petition for Exoneration from Limitation of Liability.

All persons having such claims must file their respective claims, as provided by Supplemental Rule F of the Supplemental Rules for Certain Admiralty and Maritime Claims of the Federal Rules of Civil Procedure, with the Clerk of this Court at the United States District

Courthouse, 801 North Florida Ave., Tampa, FL 33602 and must serve a copy thereof on attorneys for Petitioners on or before August 23, 2024 or be defaulted. Personal attendance is not required.

Any claimant who desires to contest either the right to Exoneration from or the right to Limitation of Liability shall file and serve on attorneys for Petitioners an answer to the Complaint, on or before the aforesaid date, unless the claim includes an answer, so designated, or be defaulted.

Tampa, Florida, this 24 day of May, 2024.
Carla Roberts (SEAL) Deputy Clerk
United States District Court,
Middle District of Florida
July 12, 19, 26; August 2, 2024

24-01059M