

MANATEE COUNTY LEGAL NOTICES

--- TAX DEEDS ---					
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4903 Tax Deed #:2025TD000054 NOTICE IS HEREBY GIVEN THAT JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4903 Year of Issuance 2023 Description of Property LOT 11, BLK 23, TRAILER ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH THE 1962 SKYLINE BUDDY MOBILE HOME LOCATED THERON; VIN F55X1374, TITLE NO. 869252. PI#63826.0000/2 Parcel ID Number 6382600002 Property Address: 6623 NEW JERSEY ST BRADENTON, FL 34207 Names in which assessed: DELTA TRANSACTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01067M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5468 Tax Deed #:2025TD000033 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5468 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLK 16, OF THE REVISED PLAT OF LONG BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF LOT 2 OF SAID BLK, LYING WITHIN 25 FT OF LOT 3 OF SAID BLK PI77918.0000/1 Parcel ID Number 7791800001 Property Address: 720 RUSSELL ST LONGBOAT KEY, FL 34228 Names in which assessed: ELIZABETH SQUERI KROTH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01046M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-73 Tax Deed #:2025TD000059 NOTICE IS HEREBY GIVEN THAT JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-73 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN SEC 16, MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 16; TH S 00 DEG 02 MIN 00 SEC E, ALG THE W LN OF SD SEC 16, A DIST OF 2660.20 FT TO THE SLY END OF AN EXISTING PRIVATE RD EASMT IN OR 1038 P 3160 FOR A POB; TH CONT S 00 DEG 02 MIN 00 SEC E, ALG SD W LN, A DIST OF 875.53 FT TO A PT ON THE N LN OF THE S 1786.48 FT OF THE W1/2 OF SD SEC 16; TH S 89 DEG 58 MIN 27 SEC E, ALG SD N LN, A DIST OF 980 FT; TH N 00 DEG 02 MIN 00 SEC W, 495 FT; TH N 89 DEG 58 MIN 27 SEC W, 880 FT; TH N 00 DEG 02 MIN 00 SEC W, ALG THE EXTENSION OF THE ELY LN OF SD RD EASMT, A DIST OF 380.63 FT TO THE S LN OF SD RD EASMT; TH S 89 DEG 58 MIN 00 SEC W, ALG SD S LN, A DIST OF 100 FT TO THE POB, CONT 12.01 AC, M/L, TOGETHER WITH INGRESS/ EGRESS EASMT IN 1308/382 AND 1494/6809, PI#607.1045/6 Parcel ID Number 60710456 Property Address: 6005 HOG TOWN LN MYAKKA CITY, FL 34251 Names in which assessed: DEBRA BOYETTE, TIMOTHY MOUTOUX All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01051M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3407 Tax Deed #:2025TD000045 NOTICE IS HEREBY GIVEN THAT JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3407 Year of Issuance 2023 Description of Property LOT 7 DRYMANS FIRST ADD PI#43241.0000/9 Parcel ID Number 4324100009 Property Address: 1008 7TH ST W BRADENTON, FL 34205 Names in which assessed: LINDA JOYCE MCNEIL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01047M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2763 Tax Deed #:2025TD000016 NOTICE IS HEREBY GIVEN THAT JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2763 Year of Issuance 2023 Description of Property LOTS 9,10 BLK A H W HARRISON SUB PI#26111.0000/5 Parcel ID Number 2611100005 Property Address: 1607 3RD AVE W PALMETTO, FL 34221 Names in which assessed: MAN-SONIC LODGE NO 487 C/O JOHN-NY MCCROY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01048M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1162 Tax Deed #:2025TD000037 NOTICE IS HEREBY GIVEN THAT MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1162 Year of Issuance 2023 Description of Property THE S 1/2 OF LOT 7, LESS THE N 5 FT, AND ALL OF LOTS 8, 9, AND 10, BLK 26, ONAHOM FARMS SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7502.0012/9 Parcel ID Number 750200129 Property Address: 3703 36TH AVE E PALMETTO, FL 34221 Names in which assessed: MICHAEL J MANNING, MICHAEL JOHN MANNING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01049M
FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2004 Tax Deed #:2025TD000036 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2004 Year of Issuance 2023 Description of Property BEGIN 3991 FT N & 33 FT E OF THE SW COR OF NW 1/4 OF SW 1/4 OF SEC 19 TWN 35 S, RNG 18 E, SD POB APPROX 33 FT E OF THE NW COR OF NW 1/4 OF SW 1/4 OF SECT 18, TWN 35 S, RNG 18 E; TH E ON N LN OF NW 1/4 OF SW 1/4 OF SEC 18, TO SEA BOARD AIRLINE RAILWAY R/W 1261 FT. MORE OR LESS; TH S ALG SEABOARD AIRLINE RAILWAY R/W 331 FT; TH W PAR WITH N LN 1261 FT, MORE OR LESS, TO RANGE LN RD; TH N TO POB LOCATED IN MANATEE COUNTY FL.; LESS & EXCEPT: THAT PORTION OF LAND CONVEYED TO KCAAG, INC., A FL. CORP., INC WD DTD 2/18/05 & REC ON 2/23/08 IN OR BK 1995/5378, OF PRMCF DESC AS FOLLOWS; BEGIN AT THE SE COR OF THE PROP DESC IN OR BK 1916/2957, OF PRMCF, SAID PT ALSO BEING THE NE COR OF LOT 5, RAILSIDE INDUSTRIAL PARK SUB, ACCORDING TO THE PLAT THEREOF AS REC IN PLAT BK 21 PGS 3 & 4, OF THE PRMCF; TH S 88 DEG 42' 46" W ALG THE N LN OF LOT 5 & THE S LN OF THE PROP DESC IN OR BK 1916/2957, A DIST OF 475.47 FT TO THE W BANK OF ONECO DRAIN; TH N 12 DEG 49' 48" E ALG SAID BANK A DIST OF 338.72 FT TO THE N LN OF THE PROP DESC IN OR BK 1916/2957; TH N 88 DEG 20' 47" E ALG SAID N LN, A DIST OF 391.85 FT TO THE W R/W LN OF THE RR; TH S 01 DEG 27' 40" E ALG SAID LN A DIST OF 331.00 FT; THENCE W PARALLEL WITH N LINE 1261 FT, MORE OR LESS, TO RANGE LINE ROAD; THENCE N TO POB, LOCATED IN MANATEE COUNTY, FLORIDA. LESS AND EXCEPT: THE PORTION OF LAND CONVEYED TO KCAAG, INC., A FLORIDA CORPORATION, IN WARRANTY DEED DATED FEBRUARY 18, 2005 AND RECORDED ON FEBRUARY 23, 2005 IN OFFICIAL RECORDS BOOK 1995, PAGE 5378, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#1836500159 Parcel ID Number 1836500159 Property Address: 5703 15TH ST E BRADENTON, FL 34203 Names in which assessed: G & G STEEL CONCRETE LLC, G & G STEEL CONCRETE LLC, GODOFREDO GAVIA-CHAVEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01055M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-289 Tax Deed #:2025TD000042 NOTICE IS HEREBY GIVEN THAT MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-289 Year of Issuance 2023 Description of Property PARCEL A : A PORTION OF SEC 15 DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 15; TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF SD SEC 15 A DIST OF 1718.31 FT; TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS PB 2 P 37) FOR A POB; TH CONT S 00 DEG 18 MIN 47 SEC E 1232.25 FT; TH S 89 DEG 50 MIN 36 SEC E 100 FT; TH N 00 DEG 18 MIN 47 SEC W 1232.25 FT TO AFOREMENTIONED S R/W LN OF SD 30 FT RD; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 100 FT TO THE POB; TOGETHER WITH THE FOLLOWING DESC PARCEL: COM AT THE NW COR OF SEC 15 (SW COR OF SEC 10); TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF S D SEC 15 A DIST OF 1818.32 FT; TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (SEE REF ABOVE TO PLAT OF SD WATERBURY GRAPEFRUIT TRACTS); TH N 00 DEG 17 MIN 10 SEC W ALG SD W R/W LN A DIST OF 1132.25 FT TO THE AFOREMENTIONED S R/W LN; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 834.21 FT TO THE POB. TOGETHER WITH THE FOLLOWING TRIPLE WIDE MOBILE HOME: 2004 PALH MOBILE HOME, TITLE NO. 90538687 AND IDENTIFICATION NO. PH0914977AFL; 2004 PALH MOBILE HOME, TITLE NO. 90538645 AND IDENTIFICATION NO. PH0914977BFL; AND 2004 PALH MOBILE HOME, TITLE NO. 90538596 AND IDENTIFICATION NO. PH0914977CFL. PI#3164.0705/9 Parcel ID Number 316407059 Property Address: 23810 53RD AVE E MYAKKA CITY, FL 34251 Names in which assessed: KEVIN KEMBLE, KEVIN PATRICK KEMBLE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01054M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1214 Tax Deed #:2025TD000009 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1214 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SD SEC 8; TH S 89 DEG 13 MIN 00 SEC E, ALG THE N LN OF SD SD 8, A DIST OF 1,166.38 FT TO THE INT OF SD N LN OF SEC 8 & THE C/L OF ELLENTON-GILLETTE RD, TH S 00 DEG 17 MIN 49 SEC E, ALG SD C/L OF ELLENTON-GILLETTE RD, SD PT ALSO BEING THE POB; TH S 89 DEG 29 MIN 21 SEC E, A DIST OF 409.79 FT; TH N 00 DEG 16 MIN 50 SEC W, A DIST OF 79.83 FT; TH S 89 DEG 26 MIN 27 SEC E, A DIST OF 2,349.12 FT; TH S 00 DEG 41 MIN 32 SEC W, A DIST OF 2,582.01 FT; TH S 89 DEG 32 MIN 30 SEC W, A DIST OF 1,339.96 FT; TH N 00 DEG 58 MIN 24 SEC W, 51.52 FT; TH N 87 DEG 11 MIN 40 SEC W A DIST OF 1,376.83 FT TO AFORESAID ELY R/W LN OF ELLENTON-GILLETTE RD; TH N, ALG AFORESAID ELY R/W LN, THE FOLLOWING 2 COURSES: 1) N 00 DEG 15 MIN 04 SEC W, A DIST OF 1,267.68 FT; 2) N 00 DEG 16 MIN 54 SEC W, A DIST OF 1,152.73 FT TO THE POB. LYING & BEING IN SEC 8 TWN 34S RNG 18E CONTAINING 160.13AC (2139/5189) PI#8044.0005/9 Parcel ID Number 804400059 Property Address: 2400 36TH AVE E PALMETTO, FL 34221 Names in which assessed: BARNES WALKER, GOETHE & PERRON, CHARTERED, PARRISH LAND INVESTMENTS I LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01053M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-61 Tax Deed #:2025TD000035 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-61 Year of Issuance 2023 Description of Property THE SE1/4 OF THE NW1/4 AND THE E3/4 OF THE SW1/4 OF THE NW1/4 AND THE N 50 FT OF THE W1/2 OF THE W1/2 OF THE SW1/4 OF THE NW1/4 OF SEC 9; TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA; AND THE E 50 FT OF SECTION 5 S, TOWNSHIP 35 S, RANGE 22 E, LYING S OF STATE ROAD #64 AND THE E 50 FT OF THE N 1,370 FT IF SECTUIN 8, TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 35 S, RANGE 22 E, AND ALSO THOSE EASEMENTS AS DESCRIBED IN O.R. BOOK 503, PAGE 333, OF MANATEE COUNTY, FLORIDA. IT IS THE INTENT OF THE PARTIES TO CREATE AND ESTATE BY THE ENTIRETIES IN THE ABOVE PROPERTY. PI#589.1010/9 Parcel ID Number 58910109 Property Address: 41090 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: HOWARD C HARTMAN AND NORMA J HARTMAN REVOCABLE TRUST U/A/D 5/5/05, NORMA J HARTMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01044M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5430 Tax Deed #:2025TD000032 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5430 Year of Issuance 2023 Description of Property START ON E LN OF LOT 7 PLAT OF LOT 3 U.S., AS SHONW ON PLAT OF RECORD IN P.B. 1 PG. 71 AT THE SE COR OF GIBSON PROPERTY AS DESC IN D.B. 196 PG 403; TH GO S ALG SD LN A DIST OF 443.6 FT FOR A POB; TH CONT S ALG E LN OF SD LOT 7 A DIST OF 60.6 FT TO ANTILLA PROPERTY DESC IN D.B. 294 PG 549; TH WLY WITH AN INSIDE ANGLE OF 84 DEG 42 MIN ALG N LN OF SD ANTILLA PROPERTY TO INT THE N & S C/L OF SD LOT 7 A DIST OF 82.5 FT (WHICH POINT OF INT IS 137.5 FT NLY FROM THE SLY END OF SEAWALL); TH N ALG SD C/L A DIST OF 79.8 FT; TH SELY 87.5 FT TO POB. PI#76855.0000/6 Parcel ID Number 7685500006 Property Address: 4518 124TH STREET CT W CORTEZ, FL 34215 Names in which assessed: AGENT- KIMBERLY JEAN MCVEY, KILLER BAIT LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01056M	FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5358 Tax Deed #:2025TD000031 NOTICE IS HEREBY GIVEN THAT KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5358 Year of Issuance 2023 Description of Property UNIT NO. 107, TOGETHER WITH UNIT 1 BOAT DOCK OF SAN REMO, A CONDO, ACCORDING TO THE DEC OF COND RECORDED IN O.R. BOOK 938, PAGE 550, AND ALL EXHIBITS AND AMENDMENTS THEREOF, RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#75035.0040/2 Parcel ID Number 7503500402 Property Address: 10004 CORTEZ RD W APT 107 BRADENTON, FL 34210 Names in which assessed: WILLIAM SCHEID All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01045M

TAX DEEDS / PUBLIC SALES

FIRST INSERTION
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Eagle Pointe Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 6, 2025
TIME:	6:00 P.M.
LOCATION:	Eagle Pointe Clubhouse 11450 Moonsail Dr. Parrish, FL 34219

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, 2025, and ending September 30, 2026 (“**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, Government Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://www.eaglepointeccdd.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) 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.

Richard McGrath District Manager July 4, 2025	25-01072M
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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 July 30, 2025, at 1:00 p.m. at the Harbourage Recreation Center, located at 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 2025-2026 proposed budget. 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 and the agenda may be viewed on the District’s website at least 2 days before the meeting www.harbourageccdd.org, or may be obtained by contacting the District Manager’s office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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 48 hours 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.

Stephanie DeLuna District Manager July 4, 2025	25-01071M
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FIRST INSERTION
NOTICE OF RULEMAKING BY MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Mandarin Grove Community Development District (“District”) on August 7th , 2025, at 2:00 p.m., at the Country Inn & Suites located at 5610 Manor Hill Ln, Bradenton, FL 34203.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Amenity Rules and Rates (“Amenity Rules and Rates”) for District publications.

The proposed Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Rules and Rates is to provide for efficient and effective District operations of the District’ amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Business Observer on June 27th, 2025.

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

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by calling (813) 769-6585 (hereinafter, the “District Office”) at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1- 800-955-8770 (Voice), who can aid you in contacting the District Office.

Ruben Durand, District Manager Mandarin Grove Community Development District July 4, 2025	25-01070M
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D7064	Bryan Fields	Furniture, boxes, bags, totes
Unit C5099	Paul Stevens Jr.	Boxes, Bags, Totes
Unit D6028	Hector Lopez	Boxes, Bags, Totes
Unit C4067	Russell Lovett	Clothing, Bags
Unit C4072	Darren Burchett	Furniture, Boxes, Totes
Unit C4078	Michael Rogalin	Boxes, Bags, Totes
Unit C5038	Hector Lopez	Boxes, Bags, Totes
Unit B2041	Joy Bonner	Furniture
Unit B1072	Daisy Alonso	Furniture, Boxes, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (941)263-7814

July 4, 11, 202525-01079M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5054
Tax Deed #:2025TD000056

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5054 Year of Issuance 2023 Description of Property LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 AND 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#66502.1210/0 Parcel ID Number 6650212100 Property Address: 904 CYPRESS WOOD LN SARASOTA, FL 34243 Names in which assessed: OAKS HOLDINGS 34639 LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01052M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4865
Tax Deed #: 2025TD000053

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4865 Year of Issuance 2023 Description of Property LOT 5, BLK A, BAYSHORE GARDENS, SECTION 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#62696.0000/0 Parcel ID Number 6269600000 Property Address: 6624 26TH ST W BRADENTON, FL 34207 Names in which assessed: ANTHONY BRUNO, LISA L CONFORTI, NICHOLAS BRUNO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01062M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5378
Tax Deed #:2025TD000058

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5378 Year of Issuance 2023 Description of Property UNIT #9-3 OF PARADISE BAY ESTATES, A RESIDENTIAL COOP, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN O.R. BOOK 1446, PAGE 7204, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THE FOLLOWING: ONE 1955 SPAR MOBILE HOME, VEHICLE IDENTIFICATION NUMBER 237441090, LENGTH OF 35', TITLE NO. 13608008. PI#75955.0745/5 Parcel ID Number 7595507455 Property Address: 10315 CORTEZ RD W BRADENTON, FL 34210 Names in which assessed: CHRISTOPHER E HAMMON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01057M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3533
Tax Deed #:2025TD000046

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3533 Year of Issuance 2023 Description of Property LOTS 57, BOOKER T. WASHINGTON HOMESTEADS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#45369.0005/9 Parcel ID Number 4536900059 Property Address: 1013 13TH ST E BRADENTON, FL 34208 Names in which assessed: JUAN CABRERA, JUAN J J CABRERA CERILLO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01058M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-5357		
Tax Deed #:2025TD000057		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5357 Year of Issuance 2023 Description of Property UNIT 105, SAN REMO CONDO, UNIT A, PHASE I, MANATEE CORPORATE CENTER CONDO, AS PER THE DEC THEREOF RECORDED IN O.R. BOOK 1035, PAGES 1383 THROUGH 1442, AND ALL AMENDMENTS THERETO AND AS PER THE PLAT THEREOF RECORDED IN CONDO BOOK 13, PAGES 107 THROUGH 109, AND ALL AMENDMENTS THERETO, INCLUDING 4TH AMENDED PLAT RECORDED IN CONDO BOOK 15, PAGES 51 THROUGH 53, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#75035.0030/3 Parcel ID Number 7503500303 Property Address: 10004 CORTEZ RD W APT 105 BRADENTON, FL 34210 Names in which assessed: ROYAL PALM OCEAN PROPERTY 1 LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.		
July 4, 11, 18, 25, 2025		25-01065M

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 tacara rodel 01393 . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.		
July 4, 11, 2025		25-01078M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-497
Tax Deed #:2025TD000055

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-497 Year of Issuance 2023 Description of Property LOT 2, BLK G, KINGSFIELD PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#5036.1050/9 Parcel ID Number 503610509 Property Address: 4072 KINGSFIELD DR PARRISH, FL 34219 Names in which assessed: NANCY C DIEM All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025

25-01063M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4684
Tax Deed #:2025TD000052

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4684 Year of Issuance 2023 Description of Property LOT 20, BLK B, SUNSET ACRES SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#61028.0000/7 Parcel ID Number 6102800007 Property Address: 5612 27TH ST W BRADENTON, FL 34207 Names in which assessed: CLAUDIA PORTILLO, ERIX ACOSTA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01066M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5476
Tax Deed #:2025TD000034

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5476 Year of Issuance 2023 Description of Property UNIT 118, WHITNEY BEACH, A CONDO, ACCORDING TO THE DEC OF CONDO, AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 383, AND AS PER MERGER OF CONDO AS REFERENCED BY CERTIFICATE THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1283, PAGE 2654, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 1, PAGES 56 THROUGH 59, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#78213.0000/6 Parcel ID Number 7821300006 Property Address: 6700 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 Names in which assessed: JOHN J HINES, JOHN JAMES HINES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01061M

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:		
Extra Space Storage, 9419 Moccasin Wallow Rd Parrish, FL 34219 on July 24th, 2025 at 11: 00 AM		
james casey - tools		
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
July 4, 11, 2025		25-01075M

ERTION

PLICATION
DEED
.512 F.S.

ber: 2023-497
5TD000055

ON FINANCIAL SERVICES INC AND
certificate(s) has filed said certificate(s)
certificate number(s), year(s) of issuance,
ame(s) in which it was assessed are as
of Issuance 2023 Description of Prop
E III, ACCORDING TO THE MAP OR
AT BOOK 35, PAGE 63, PUBLIC RE
IDA. PI#5036.1050/9 Parcel ID Num
NGSFIELD DR PARRISH, FL 34219
All of said property being in the County
ertificate(s) shall be redeemed according
ertificate(s) will be sold to the highest bid
08/04/2025 at 10:00 am, by Angelina
urts.

25-01063M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4635
Tax Deed #:2025TD000051

NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4635 Year of Issuance 2023 Description of Property LOT 112, SUNNY LAKES ESTATES SUB, AS PER THE PLAT THEREOF IN PLAT BOOK 9, PAGES 73, 74, AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#60075.0000/9 Parcel ID Number 6007500009 Property Address: 6008 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY GENDREAU, JAY RAY CAPITAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01050M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3460
Tax Deed #:2025TD000028

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3460 Year of Issuance 2023 Description of Property PARCEL 1: COM AT AN IRON PIPE AT THE MONUMENTED SE COR OF LOT 14, BLK B, (BLOCK CORNER), ADAMS ADDITION TO BRADENTON (PB 1 PG 129) PRMCF; TH N 89 DEG 38 MIN 53 SEC W ALNG THE MONUMENTED N R/W LN OF 17TH AVE W (S LN OF LOT 14) A DIST OF 150 FT FOR A POB; TH CONT N 89 DEG 38 MIN 53 SEC W ALNG SD N R/W LN, A DIST OF 50 FT TO THE MONUMENTED SW COR OF SD LOT 14; TH N 00 DEG 36 MIN 00 SEC W, ALG MONUMENTED W LN OF SD LOT 14, A DIST OF 91.56 FT; TH N 89 DEG 59 MIN 49 SEC E, 50 FT; THE S 00 DEG 35 MIN 00 SEC E, 91.87 FT TO THE POB PI#44352.0010/9 Parcel ID Number 4435200109 Property Address: 1114 17TH AVE W BRADENTON, FL 34205 Names in which assessed: SIDNEY JUNE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01068M

PUBLIC SALES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1976 STRA mobile home bearing vehicle identification number 00538 and all personal items located inside the mobile home. Last Tenant: Joel Alan Wells. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.

July 4, 11, 202525-01111M

FIRST INSERTION

COLONIAL MANOR MHC HOLDINGS, LLC

900 9TH AVENUE EAST

PALMETTO, FL 34221

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

TO: EARL JAMES NISBETT, BRADLEY NISBETT, DAWN NISBETT and ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East; Lot #10 Palmetto, Florida 34221

CMRR#: 9589-0710-5270-0136-5664-39

When you vacated the premises at 900 9th Avenue East; Lot #10, Palmetto, FL 34221, the following personal property remained: 1969 UNKNOWN MAKE UNKNOWN MODEL; DOUBLE WIDE MAUVE MOBILE HOME; TITLE No.: 0008627796; VIN No.: JG4024C-2N14085R; TITLE No.:0008627795; VIN No.: JG4024C2N14085L and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT.

You may claim this property at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office) Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **July 18, 2025** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.

COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER

900 9th Avenue East

Palmetto, FL 34221

(941) 722-3191

July 4, 11, 202525-01119M

FIRST INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (“**Board**”) of the Riversong Community Development District (“**District**”) and the Auditor Selection Committee (“**Audit Committee**”) of the District will hold a Regular Meeting and an Audit Committee Meeting on **July 24, 2025, at 10:00 a.m. at the Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.**

The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. 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. The Regular Meeting is being held for the necessary public purpose of conducting any business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 (“District Manager’s Office”) during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meetings 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 4, 2025	25-01091M

FIRST INSERTION

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET;

The Board of Supervisors (the “Board”) for the Copperstone Community Development District (the “District”) will hold a Meeting on Tuesday, August 5, 2025 at 6:30 p.m. in the Copperstone Community Development District Clubhouse, 8145 115 Avenue East, Parrish, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026.

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 budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 Falkenburg Rd., S., Suite 2745, Riverview, Florida 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 4, 11, 2025	25-01073M

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 Cobbler and Cookie located at 13414 Flat Woods Terrace in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025.

Anna Scheetz

July 4, 202525-01113M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 3265 University Parkway Sarasota, Fl 34243

Phone Number 941-780-7708

Time of Sale 07/24/2025 10:00am

Reini Smith- 2 bedrooms, loveseat, bags,

The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 4, 11, 202525-01089M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 Eric Miller- Dolly, Ladder, Folding table, Moving blankets, Beach chairs, Tools, Totes, Printer, misc items. Nicholas Cotsanas- Safe, China Hutch, Boxes Totes, Christmas decorations, Water Cooler Headboard Mirror Misc Furniture, Dishes, Imitation Plant, Pillows. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01116M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Ronald Godwin 00257 box spring, boxes, bags, clothing. Emmanuel Stvil 01309 Boxes, chairs, totes, love seat. Dominic Austin 01289 Ladder, water jugs, bike, golf clubs and bag, cooler, gas can, saw, tent, bolt cutters. Amber Allen 00005 Clothing, tables, totes, shoes, desk chair, telescope, bags, tripod. Suela Katherine Smith 01112 Totes, boxes, shoes, bags, mini fridge, walker, cabinet, suitcases,. James Hattaway 01362 Boxes, shop vac, baby stroller, bassinet, tv, kids jeep, car door, dresser, box spring, mattress,. Casandra Green 01272 clothing, luggage, dresser, tote, printer, box spring, shoes,. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01103M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Elaine Gennuso- Cooler, shelf, TV, Misc Furniture, Boxes, Totes, household goods, mirror, lamp, shoe boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01115M

FIRST INSERTION

NOTICE OF IMPOUNDED LIVESTOCK

The Manatee County Sheriff’s Office hereby provides notice that the following described livestock have been impounded:

- One male cow (Bull). Brown in color with white markings and horns.

The above livestock is now impounded at the Manatee County Central Jail, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is One Hundred Eighty-Four Dollars and Zero Cents \$184.00. Unless redeemed within 3 days from the date of publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash. To redeem said livestock, contact Sgt. Rob Hendrickson at (941) 747-3011 or Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2025-013218.

RICK WELLS

SHERIFF OF MANATEE COUNTY

July 4, 202525-01118M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 5305 Manatee Ave W, Bradenton Fl, 34209 on 7/24/25 at 9:30am.

Those in Auction:

Chuck Watson - Wheelchair, lamps, assorted furniture, boxes, memorabilia

Marie Bither - Boxes, TV, computer, tools, assorted games, clothes

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

July 4, 11, 202525-01088M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 07/24/2025 9:30am

Kimberly Rodgers - Clothes, dishes, paperwork, surfboard

Noe Marquez - Misc. household items

Lappe Gonzales - Bedroom set, 42-in. TV, dress, clothes

Janielle Johnson - Clothes, TV

The auction will be listed and advertised on www.storagetreasures.com.

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

July 4, 11, 202525-01074M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 8709 Old Tampa Rd, Parrish, FL, 34219 Andreas Bartzis 1059 Kids Toys, mattress, tools, tool chest, Bar stools, Bed set, totes and clothing. Paulette Garey 4040 Totes, TV, Boxes, Bar stools, table, cabinet and games. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01084M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Cynthia Bodenhorn 00171 Boxes, totes, TV, vacuum, clothes and baskets. George Literal 00926 TOTES, BOOKSHELF, RAKE, OLD TELEVISION, MISC ITEMS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01083M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated : ExtraSpace 115 Manatee Ave. W, Bradenton ,Fl 34205 on July 24, 2025 at 10:00 AM

Shakeria Brinson – Household goods

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

July 4, 11, 202525-01090M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Lyanne Santos-bed frame, head boards, boxes, totes, pots, wall art, shoes, garden hose, bags, dog bed. Fawnta Woods- Bags, baby toys, luggage, high chair, box fan, baby pillow, totes, clothes. Rick Rojas-fridge, chair, tv, clothes, speakers, box fan, boxes, night stand. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01117M

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 Flourish With J located at 8217 SANTA ROSA CT in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025.

Julia Schwartz

July 4, 202525-01114M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Mont Hartman / ENCORE COMPANY LLC will engage in business under the fictitious name Encore Design Build, with a physical address 6015 7th Ave Dr W Bradenton, FL 34209, with a mailing address 6015 7th Ave Dr W Bradenton, FL 34209, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 4, 202525-01082M

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 Doyno Mediation located at 9040 Town Center Parkw in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of June, 2025.

Double D Global Services, Inc.

Devron L. Doyno

July 4, 202525-01087M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage

1930 Cortez Rd W, Bradenton, FL, 34207

941-302-9918

www.Storagetreasures.com

Auction date and time: 07/24/25 @ 10:00AM

Levi Wins Oxendine-HOUSE ITEMS, CLOTHE

Edward Winship-Wood working toolsw

Judah Muhammeda-Totes, Clothes

Yanet Gonzalez-boxes and bags, personal items

Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.

July 4, 11, 202525-01076M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 07/24/2025 at 9: 30 AM

Ashley Tomes- Furniture, home decorations

David Deminico- clothes and household goods

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

July 4, 11, 202525-01077M

SAVE TIME



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FLORIDA'S NEWSPAPER FOR THE GULF

Business Observer

LV20906_Y24

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1393
Division Probate
IN RE: ESTATE OF
JOYCE B. SHERMAN
Deceased.

The administration of the estate of JOYCE B. SHERMAN, deceased, whose date of death was February 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 4, 2025.

Personal Representative:
/s/ Lois Fletcher
LOIS M. FLETCHER
2864 48th Way E.
Bradenton, FL 34203

Attorney for Personal Representative:
/s/ Rodney Gerling
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 4, 11, 2025 25-01096M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1453
Division Probate
IN RE: ESTATE OF
GARY M. BOWKER, SR.
Deceased.

The administration of the estate of GARY M. BOWKER, SR., deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 4, 2025.

Personal Representative:
/s/ Lori Gutierrez
LORI A. GUTIERREZ
17845 Gulf Ranch Place
Bradenton, FL 34211

Attorney for Personal Representative:
/s/ Rodney Gerling
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941)756-6600
Email: rgerling@gerlinglawgroup.com
July 4, 11, 2025 25-01097M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 25CP-1333
IN RE: ESTATE OF
ALYSON ANNE BERMUDEZ,
Deceased
SSN: XXX-XX-9943

The administration of the estate of ALYSON ANNE BERMUDEZ, deceased, whose date of death was April 27, 2025, and whose Social Security Number is XXX-XX-9943, 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 name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF 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 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 the first publication of this notice is the 4th day of July, 2025.

Signed on this 29th day of June, 2025.

Personal Representative:
/s/ Corwin Bermudez
Corwin James Bermudez
135 S. Lake Ave., Apt. 1A
Albany, NY 12208

Attorney for Personal Representative:
/s/ Michael A. Johnson
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
July 4, 11, 2025 25-01095M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-000918
IN RE: THE ESTATE OF
AUDREY A. WILKINSON
A/K/A AUDREY ANN WILKINSON,
DECEASED.

The administration of the estate of AUDREY A. WILKINSON A/K/A AUDREY ANN WILKINSON, deceased, whose date of death was on or about December 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 co-personal representatives and the co-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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME 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 THREEE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATON OF THIS NOTICE.

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

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

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

Signed on this 19 day of March, 2025.

Co-Personal Representative:
ROBERT STEVEN WILKINSON
18 Nipsah Road
East Greenwich, RI 02818

Co-Personal Representative:
AMEY W. LARRAT
853 Gilbert Stuart Road
Saundersstown, RI 02874

Attorney for
Co-Personal Representatives:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, FL 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email:
jackmanpleadings@gmail.com
July 4, 11, 2025 25-01085M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025 CP 1537
IN RE: ESTATE OF
ELIZABETH WARD WESLEY
a/k/a ELIZABETH WESLEY
Deceased.

The administration of the Estate of Elizabeth W. Wesley a/k/a Elizabeth Wesley, deceased, File Number 2025 CP 1537, 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 petitioner and the petitioner'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 tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER 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 or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.

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

Personal Representative:
Brenda F. Page
5572 Ada Johnson Road
Jacksonville, Florida 32218

Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
July 4, 11, 2025 25-01101M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.
412025CP0001358CPAXMA
DIVISION PROBATE
IN RE: ESTATE OF
REBEKAH M. BOSTIC, a/k/a
REBEKAH MCDONALD BOSTIC,
Deceased.

The administration of the Estate of Rebe- kah M. Bostic, deceased, whose date of death was January 22, 2025, is pend- ing 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 Per- sonal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or 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 4, 2025.

Thaddeus Stevens Bostic, Jr.
419 Pelican Pointe Road
Ponte Vedra, Florida 32085

Jaime Council
Attorney for Petitioner
Florida Bar Number: 0015951
Fisher, Tousey, Leas & Ball, P.A.
701 Market Street, Unit 109
St. Augustine, Florida 32095
Telephone: (904) 819-6959
E-Mail:
jaimecouncil@fishertousey.com
Secondary E-Mail:
dab@fishertousey.com
July 4, 11, 2025 25-01107M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25 CP 001436
IN RE: ESTATE OF
ANGELO KLAUS DURLACH
Deceased.

The administration of the estate of AN- GELO KLAUS DURLACH, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 4, 2025.

Personal Representative:
Kristina Durlach
6808 7th Ave. Blvd. NW
Bradenton, Florida 34209

Attorney for Personal Representative:
John A. Moran, Attorney
Florida Bar Number: 718335
Dunlap & Moran, P.A.
P.O. Box 3948
Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
mgriffin@dunlapmoran.com
July 4, 11, 2025 25-01102M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP001082AX
IN RE: ESTATE OF
JAMES M. McMECHAN,
Deceased.

The ancillary administration of the estate of JAMES M. McMECHAN, deceased, whose date of death was December 23, 2024, is pending in the Cir- cuit 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 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 TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702, FLORIDA STAT- UTES, 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 4, 2025.

Ancillary Personal Representative:
MAC D. McMECHAN
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285

Attorney for
Ancillary Personal Representative:
Robert T. Klingbeil, Jr.
Florida Bar Number: 0366846
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: bob@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
July 4, 11, 2025 25-01104M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12th JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-001423
IN RE: ESTATE OF
JAMES G. TACCOLA,
Deceased.

The administration of the estate of James G. Taccola, deceased, whose date of death was November 8, 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 per- sonal 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.

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

s. 732.2211, Florida Statutes.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 4, 2025.

/s/ James Taccola
JAMES TACCOLA
Co-Personal Representative
141 Woodside Road
Riverside, IL 60546

/s/ Mary Lou Taccola
MARY LOU TACCOLA
Co-Personal Representative
141 Woodside Road
Riverside, IL 60546

/s/ Hung V. Nguyen
HUNG V. NGUYEN, ESQ.
Florida Bar Number 597260
THE NGUYEN LAW FIRM
Attorneys for the Personal
Representatives
2020 Ponce de Leon Blvd.,
Ste 1105-B
Coral Gables, FL 33134
Phone: (786) 600-2530
Fax: (844) 838-5197
E-mail: Hung@nguyenlawfirm.net
July 4, 11, 2025 25-01098M

Q

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.

Q&A

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

To publish your legal notice email: legal@businessobserverfl.com

IV/8/237_V05

ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2022-CP-003854-AX
IN RE: ESTATE OF
CONRADO HERNANDEZ,
Deceased.

The administration of the estate of CONRADO HERNANDEZ, deceased, whose date of death was December 17, 2020, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025.

Personal Representative:
Mari Anne Hernandez
c/o Christopher A. Likens, Esq
1800 Second Street, Suite 971
Sarasota, FL 34236
Attorney for Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A LIKENS, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: (941) 365-7838
eservice@calikens.com
July 4, 11, 202525-01100M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1321
Division Probate
IN RE: ESTATE OF
Joel Steinberg
Deceased.

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

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

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 4, 2025.
Personal Representative:
HELEN D. STEINBERG
4457 Pro Am Avenue East
Bradenton, FL 34203
Attorney for Personal Representative:
Marla Stewart Owczarek, Esq.
Florida Bar No. 1021687
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: attorney@gerlinglawgroup.com
July 4, 11, 202525-01120M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2224
Division Probate
IN RE: ESTATE OF
ANNA M. DEFRONZO
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 Anna M. DeFronzo, deceased, File Number 2024 CP 2224; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was January 16, 2024; that the total value of the estate is \$61,789.38 and that the names and address of those to whom it has been assigned by such order are:

NAME	ADDRESS
James M. Nolan	5 Garland Street Plymouth, NH 03264
Michael L. DeFronzo, IV	475 Main Street Cromwell, CT 06416

ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 4, 2025.
Person Giving Notice:
James M. Nolan
5 Garland Street
Plymouth, NH 03264
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 4, 11, 202525-01099M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 001258 AX
Division PROBATE
IN RE: ESTATE OF
JEFFREY ERROL MCCREARY
Deceased.

The administration of the estate of Jeffrey Errol McCreary, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is the Manatee County Judicial Center, 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025.
Personal Representative:
Chad W. McCreary
311 165th Court N.E.
Bradenton, Florida 34212
Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
July 4, 11, 202525-01109M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1447
IN RE: ESTATE OF
JAMES D. FEWELL,
Deceased.

The administration of the estate of JAMES D. FEWELL, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400 Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 4, 2025.
Personal Representative:
STEPHANIE D. SWALE
7134 12TH CT E
SARASOTA, FL 34243
Attorney for Personal Representative:
Luke X. Johnston, Esquire
Attorney for Petitioner
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: ljohnston@leeandevans.com
July 4, 11, 202525-01110M



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Business
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11/20/2025 12:20

ACTIONS/SALES---

FIRST 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. 2023CA006278AX Arch Mortgage Assurance Company, Plaintiff, vs. Giovanni F. Coronel a/k/a Giovanni Coronel a/k/a Giovanni F. Coronel, Sr. a/k/a Giovanni Francisco Coronel, Sr., et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA006278AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Arch Mortgage Assurance Company is the Plaintiff and Giovanni F. Coronel a/k/a Giovanni Coronel a/k/a Giovanni F. Coronel, Sr. a/k/a Giovanni Francisco Coronel, Sr.; Tannia Coronel a/k/a Tannia D. Coronel; Cross River Bank are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 29th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 81, PINewood VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-		
CORDED IN PLAT BOOK 16, PAGE 15, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 6496714053 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 30th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 21-F00781 July 4, 11, 202525-01106M		

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412024CA000729CAAXMA HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4, Plaintiff, vs. NEDDA M. PHILLIPS, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ETHEL M. PHILLIPS A/K/A ETHEL J. PHILLIPS A/K/A ETHEL MAE PHILLIPS, DECEASED, CITY OF BRADENTON, FLORIDA, ANNIE MAE BROOKS A/K/A ANN BROOKS, ELIZABETH MITCHELL, VERA MAE PHILLIPS, HARRY EUGENE PHILLIPS, HERCULEE PHILLIPS, ALBERT PHILLIPS, SR., WILEY PHILLIPS, FLOYD TYRONE PHILLIPS, ROGER PHILLIPS, KAYIN PICKNEY, CAROL TAYLOR A/K/A CAROL CONLEY, AMOS B. TAYLOR, SHERRY JOSEPH A/K/A SHERRL TAYLOR, MARKITA TAYLOR, LATRILLION JAQUAN HARRIS, BILLY BOYD A/K/A BILLIE BOYD, MARTESHA HONOR, CHRISTOPHER DELOACH, BERNARD TAYLOR, MICHAEL PHILLIPS, BILLY RAY PHILLIPS, JESSIE PHILLIPS, GLENNIS LATISHA PETERSON, GLENNIS PETERSON, JR. AND ARTHUR CLAY GREEN, JR., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 24, 2025, and entered in Case No. 412024CA000729CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, is Plaintiff and Nedda M. Phillips, Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the state of Ethel M. Phillips a/k/a Ethel J.		
Phillips a/k/a Ethel Mae Phillips, deceased, City of Bradenton, Florida, Annie Mae Brooks a/k/a Ann Brooks, Elizabeth Mitchell, Vera Mae Phillips, Harry Eugene Phillips, Herculee Phillips, Albert Phillips, Sr., Wiley Phillips, Floyd Tyrone Phillips a/k/a Tyrone Phillips, Roger Phillips, Kayin Pickney, Carol Taylor a/k/a Carol Conley, Amos B. Taylor, Sherry Joseph a/k/a Sherri Taylor, Markita Taylor, LaTrillion Jaquan Harris, Billy Boyd a/k/a Billie Boyd, Martesha Honor, Christopher Deloach, Bernard Taylor, Michael Phillips, Billy Ray Phillips, Jessie Phillips, Glennis Latisha Peterson, Glennis Peterson, Jr. and Arthur Clay Green, Jr., are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 27th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 1413 17th Street East, Bradenton, Florida 34208 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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. Dated: 6/27/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 24-400114 July 4, 11, 202525-01094M		

FIRST 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. 2024CA001185AX AmeriSave Mortgage Corporation, Plaintiff, vs. Shayla Renee Ellis a/k/a Shayla Ellis, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001185AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein AmeriSave Mortgage Corporation is the Plaintiff and Shayla Renee Ellis a/k/a Shayla Ellis; Sunnova SLA Management LLC; Heron Creek Neighborhood Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 20th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 30, HERON CREEK, PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 36 THROUGH 41, IN-		
CLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 669807509 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 26th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F01262 July 4, 11, 202525-01086M		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-002718 MLD MORTGAGE INC. DBA THE MONEY STORE, Plaintiff, vs. LUIS A. COLLAZO et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion To Cancel And Reschedule Foreclosure Sale entered on June 12, 2025, and the Summary Final Judgment of Mortgage Foreclosure entered on April 30, 2025, in Case No. 2022-CA-002718 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein MLD MORTGAGE INC. DBA THE MONEY STORE is Plaintiff, and LUIS COLLAZO, MARY I COLLAZO, and THE HARBORAGE ON BRADEN RIVER HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 12th day of August 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 130, HARBORAGE ON BRADEN RIVER, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 88 THROUGH 92, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as: 5654 Simonton Street, Bradenton, FL 34203 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 16th day of June 2025. By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 4, 11, 202525-01105M		
FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412023CA006142CAAXMA PHH MORTGAGE CORPORATION, Plaintiff, vs. SHAWN C. O'NEILL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A TIMOTHY STARLING; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 23, 2025 in Civil Case No. 412023CA006142CAAXMA, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and SHAWN C. O'NEILL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A TIMOTHY STARLING; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.		
The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on October 1, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 42, HOLIDAY HEIGHTS, SECOND ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO, ALL OF GRANTOR'S INTEREST IN AND TO THAT CERTAIN EASEMENT DESCRIBED IN O.R. BOOK 721, PAGE 552, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 24th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Cullaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com July 4, 11, 202525-01081M		

FIRST INSERTION		
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024-DP-0046 DIV.J IN THE INTEREST OF: I.M.C. DOB: 1/6/2013, MINOR CHILD TO: Dawn Gibson-Capo, 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: I.M.C. born on 1/6/2013. You are hereby commanded to appear on August 12, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL		
RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Angelina Colonnese, Clerk of Court By: As Deputy Clerk July 4, 11, 18, 25, 202525-01080M		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2021 CP 1553 PHEBE SIMMONS, DEXTER MCDONALD, SAMUEL SIMMONS, CLINTON HEAVEN, Petitionors, v. DAVID MCDONALD, JEROME HEAVEN, MARY HAMILTON, MARQUEL SIMMONS, WILLIE LAQUADROIN SIMMONS, ARIS LINDA WILLIAMS, CHARLES HEAVEN JR., MAURICE WILLIAMS, BRIAN HEAVEN, CORY HEAVEN, ABREIL HEAVEN, SANDRA ROSS, and any other heirs and devisees of TERRENCE HEAVEN, deceased, and DELORES HEAVEN, Respondents. TO: JEROME HEAVEN, MARY HAMILTON, MAURICE WILLIAMS, BRIAN HEAVEN, COREY HEAVEN, AND DELORES HEAVEN. YOU ARE NOTIFIED tha an action to partition the following property in Manatee County, Florida: All of Lot 95 and the North 28 feet of Lot 96, WASHINGTON PARK, as per plat thereof recorded in Plat Book 4, Page 128, 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 E. Blake Melhuish, Esquire, the Petitioners' attorney, whose address is 522 Twelfth Street West, Bradenton, Florida 34205, on or before 8/6/2025, and file the original with the Clerk of this Court located at 1115 Manatee Avenue West, Bradenton, Florida, or mailing address at P.O. Box 25400, Bradenton, Florida 34206, either before service on the Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint. 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 ON JUNE 25, 2025. ANGELINA M. COLONNESO Clerk of Circuit Court (SEAL) By: Brenda Stewart Deputy Clerk E. Blake Melhuish, Esquire, Petitioners' attorney, 522 Twelfth Street West, Bradenton, Florida 34205 July 4, 11, 18, 25, 202525-01093M		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA001014AX B-MUSED, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED, et al, Defendants. TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED Whose last known residence(s) is: 12349 Wood Sage Terrace, Bradenton, FL 34202 TO: THE UNKNOWN SPOUSE OF MARILYN FENNEL Whose last known residence(s) is: 12349 Wood Sage Terrace, Bradenton, FL 34202 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (757) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer		
or by , the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 13, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 12 THRU 21, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL ID# 584126957 A/K/A: 12349 WOOD SAGE TERRACE, BRADENTON, FL 34202 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (757) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition. 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 Manatee County this 27th day of June, 2025. Angelina Colonnese Clerk of the Circuit Court (SEAL) By Kris Gaffney eSigned 06/27/2025 14.32.55 PM Deputy Clerk Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (757) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com July 4, 11, 202525-01092M		



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--- SALES ---

FIRST 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. 2023CA000858AX

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed June 18, 2025 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; 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.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK E, PINE LAKES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75 THROUGH 80, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any 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.

Dated this 30th day of June 2025.

Marc 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.: 23-00021 CMS
July 4, 11, 202525-01108M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

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

CASE NO.

412024CA001157CAAXMA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs.

TONI LOMBARDI; FRESH MEADOWS HOMEOWNERS' ASSOCIATION, INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 24, 2025, and entered in Case No. 412024CA001157CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and TONI LOMBARDI; FRESH MEADOWS HOMEOWNERS' ASSOCIATION, INC., are defendants. Angelina M. Colonneso, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 30TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK C, FRESH MEADOWS SUBDIVISION PHASE II, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 47-50, 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 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.

"Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

Dated this 1st day of June, 2025

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL: Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19522-24/sap
July 4, 11, 202525-01112M

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SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000700 IN RE: ESTATE OF NANCY O'HARA, Deceased. The administration of the estate of NANCY O'HARA, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. A Personal Representative or curator has no duty to discover whether any
property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211. 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: June 27, 2025. Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com June 27; July 4, 2025 25-01002M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 001340 Division PROBATE IN RE: ESTATE OF JANE MACK Deceased. The administration of the estate of Jane Mack, deceased, whose date of death was May 23, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a
creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: /s/ Kathleen A. Mack Kathleen A. Mack 6923 45th Terrace E. Bradenton, Florida 34203 Attorney for Personal Representative: /s/ John A Moran John A. Moran, Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. PO Box 3948 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com 02318895-1/11509/4 LNOLL: June 27; July 4, 2025 25-01005M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA PROBATE DIVISION File No: 2025 CP 001178 IN RE: ESTATE OF HOWARD A. RIBBLE A/K/A HOWARD RIBBLE JR. Deceased The administration of the estate of HOWARD A. RIBBLE a/k/a HOWARD RIBBLE JR, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal 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. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Signed by: /s/ Cheryl Carroll 7826F8ABEFB44DC... Cheryl Carroll, Personal Representative 4296 West PR 645 S. Shelbyville IN 46176 Signed by: /s/ Christine Lawrence C66DE6C076BF4EA... Christine Lawrence, Personal Representative 251 Bear Story Court, Greenfield, IN 46140 /s/ Jerome Levin Jerome S. Levin, Esq. Attorney for Petitioners Florida Bar Number: 0213594 1432 1st St., Sarasota, FL 34236 Telephone: 941-953-5300 E-Mail: jlevin@levinmediation.com Secondary E-Mail: Linda@levinmediation.com {1173.002.20190716.DOC.V1} June 27; July 4, 2025 25-01006M

SECOND INSERTION
NOTICE OF TERMINATION OF GUARDIANSHIP ON CHANGE OF DOMICILE OF RESIDENT WARD IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-GA-1784 Division Probate IN RE: GUARDIANSHIP OF ALEXANDER K. MARTIN The guardianship of Alexander K. Martin, ward, whose termination of guardianship 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 guardian and the guardian's attorney are set forth below. All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on June 23, 2025. The jurisdiction of the Ward will be transferred to Larimer County, Colorado. All other interested persons of the
guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED. The date of first publication of this notice is June 27, 2025. Co-Guardian Advocate: Teri L. Martin 4491 Thompson Parkway Johnstown, CO 80534 Co-Guardian Advocate: Dean K. Martin 4491 Thompson Parkway Johnstown, CO 80534 Attorney for Co-Guardian Advocates: Sierra A. Butler Florida Bar No. 103145 Butler Elder Law, P.A., a member of Ferrari, Butler & Moneymaker, PLLC 2025 Lakewood Ranch Blvd., Ste. 201 Lakewood Ranch, FL 34211 Telephone: (941) 254-6611 Fax: 1 (800) 878-8402 Primary: sierra@butlerelderlaw.com Secondary: eservice@butlerelderlaw.com June 27; July 4, 2025 25-01025M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1211-AX Division PROBATE IN RE: ESTATE OF EVA DABROWSKI A/K/A EVE DABROWSKI Deceased. The administration of the estate of EVA DABROWSKI A/K/A EVE DABROWSKI, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W. Bradenton, FL 34205; (Mailing Address: P.O. Box 3000, Bradenton, FL 34206). The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-
munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Steven Dabrowski 2368 Kabat Avenue North Port, Florida 34288 Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Jun. 27; Jul. 4, 2025 25-01013M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-847 IN RE: ESTATE OF ROBERT MYERS BURGESS, JR., also known as ROBERT M. BURGESS, Deceased. The administration of the estate of ROBERT MYERS BURGESS, JR., also known as ROBERT M. BURGESS, deceased, whose date of death was July 20, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 27, 2025. Christina Nohmer Personal Representative 941 S. Lockwood Ridge Road Sarasota, FL 34237 Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com June 27; July 4, 2025 25-01008M

SECOND INSERTION
NOTICE OF TERMINATION OF GUARDAINSHIP ON CHANGE OF DOMICILE OF RESIDENT WARD IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-GA-1886 Division Probate IN RE: GUARDIANSHIP OF KIRA DOUGLAS A person with a developmental disability The guardianship of Kira Douglas, ward, whose termination of guardianship 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 guardian and the guardian's attorney are set forth below. All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on June 23, 2025. The jurisdiction of the Ward will be transferred to Bourbon County, Kentucky.
All other interested persons of the guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED. The date of first publication of this notice is June 27, 2025. Co-Guardian Advocate: Catherine L. Douglas 111 Blacks Cross Road Paris, KY 40361 Co-Guardian Advocate: Jeffrey M. Douglas 111 Blacks Cross Road Paris, KY 40361 Attorney for Co-Guardian Advocates: Sierra A. Butler Florida Bar No. 103145 Butler Elder Law, P.A., a member of Ferrari, Butler & Moneymaker, PLLC 2025 Lakewood Ranch Blvd., Ste. 201 Lakewood Ranch, FL 34211 Telephone: (941) 254-6611 Fax: 1 (800) 878-8402 Primary: sierra@butlerelderlaw.com Secondary: eservice@butlerelderlaw.com June 27; July 4, 2025 25-01026M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP000537AX IN RE: Estate of PATRICK JOHN SWEENEY a/k/a PATRICK J. SWEENEY, Deceased. The administration of the estate of Patrick John Sweeney, also known as Patrick J. Sweeney, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS
NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor, or a beneficiary as specified under s. 732.2211. The date of first publication of this notice is: June 27, 2025. /s/Mary Giorgi Mary Giorgi Personal Representative 2765 Lakeside Court Little Canada, MN 55117 /s/Christian Smith Christian Smith, Esq. Attorney for Personal Representative Florida Bar No. 1039145 Smith Will Trust PLLC 4830 W. Kennedy Blvd., #600 Tampa, FL 33609 Telephone: (727) 424-1464 Email: christiansmithlaw@gmail.com June 27; July 4, 2025 25-01003M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 979 Division Probate IN RE: ESTATE OF ANNETTE G. SHAFFER, Deceased. The administration of the estate of ANNETTE G. SHAFFER, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-
viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Petitioners: Sandra L. Lamania 6440 Case Avenue Bradenton, FL 34209 Alan W. Shaffer 6735 Hayter Drive Lakeland, FL 33813 Karen A. Jasmer 5416 4th Street E Bradenton, FL 34203 Attorney for Personal Representative: Erika Dine, Esq. Dine Elder Law, PLLC Attorney for Petitioner Florida Bar No. 634581 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 34205 Telephone: 941-748-0550 Email: Erika@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com June 27; July 4, 2025 25-01012M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP-2808
IN RE: ESTATE OF
BERTHA I. VANSTEENHOUSE,
Deceased.

The administration of the estate of BERTHA I. VANSTEENHOUSE, deceased, whose date of death was August 14, 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 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: June 27, 2025.

BILL H. SATTELBERG
Personal Representative
3005 Waldo Ave.
Midland, MI 48642

Dave M. Evans, Jr., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Secondary Email:
ljohnston@leeandevans.com
June 27; July 4, 2025 25-01036M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 0426
Division Probate
IN RE: ESTATE OF
Patti A. Trask
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 Patti A. Trask, deceased, File Number 2025 CP 0426, by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, Florida; that the decedent's date of death was December 23, 2024; that the total value of the estate is \$72,104.30 and that the names and address of those to whom it has been assigned by such order are:

NAME	ADDRESS
James C. Foust	117 E. 6th Street
	Perrysburg, OH 43551

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dece-

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

The date of first publication of this Notice is June 27, 2025.

Person Giving Notice:
/s/ James C Foust
James C. Foust
117 E. 6th Street
Perrysburg, OH 43851

Attorney for Person Giving Notice:
/s/ Rodney Gerling
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
June 27; July 4, 2025 25-01011M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP1235
Division Probate
IN RE: ESTATE OF
CARLOS R. RIVERA VAZQUEZ
Deceased.

The administration of the estate of CARLOS R. RIVERA VAZQUEZ, deceased, whose date of death was March 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is June 27, 2025.

Co-Personal Representatives:
ROBERTO C. RIVERA
1360 Ashford Avenue, Apt. 704
San Juan, PR 00907-1206

DAPHNE A. RIVERA SAAVEDRA
99 Mirador Street
Paseo Alto, PR 00926-5919

Attorney for Personal Representatives:
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
June 27; July 4, 2025 25-01033M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP1024
Division PROBATE
IN RE: ESTATE OF
SAUNDRA TOKARZ HILMES,
Deceased.

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

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

All other creditors of the decedent

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

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

NOTWITHSTANDING THE TIME 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 June 27, 2025.

/s/ Kimberly Mele
Kimberly Kristen Mele
P.O. Address:
6156 NE 196th Street,
Kenmore, WA 98028

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
June 27; July 4, 2025 25-01009M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001330AX
IN RE: ESTATE OF
JOAN SERIO HILL Deceased.

The administration of the estate of Joan Serio Hill, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.

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

NOTWITHSTANDING THE TIME 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 June 27, 2025.

Judith A. Goble,
Personal Representative
6435 Royal Tern Circle
Lakewood Ranch, FL 34202

Hunter B. Craig
Attorney for Personal Representative
Law Offices of Hunter B. Craig, P.A.
2211 E. Sample Road, Suite 203
Lighthouse Point, FL 33064
Florida Bar No. 264474
Email: hunter@huntercraiglaw.com
June 27; July 4, 2025 25-01028M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001086
Division Probate
IN RE: ESTATE OF
SIAMAK MOLLANAZAR
Deceased.

The administration of the estate of SIAMAK MOLLANAZAR, deceased, whose date of death was March 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

The date of first publication of this notice is JUNE 27, 2025.

Personal Representative:
/s/ Barbara V Mollanazar
BARBARA V. MOLLANAZAR
3910 Cobia Court
Palmetto, Florida 34221

Attorney for Personal Representative:
/s/ Donna I. Sobel
DONNA I. SOBEL, ESQUIRE
E-mail Addresses:
donna@sobelattorneys.com
scharles@sobelattorneys.com
Florida Bar No. 370096
DONNA IRVIN SOBEL, P.A.
4900 Manatee Avenue W., Suite 206
Bradenton, FL 34209
Telephone: (941) 747-0001
June 27; July 4, 2025 25-01010M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001342CPAXMA
IN RE: ESTATE OF
WILLIE MAE JACKSON
Deceased.

The administration of the estate of Willie Mae Jackson, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:
/s/ Susan L Washington
Susan Latrecia Washington
11611 Branch Cay Circle
Riverview, Florida 33569

Attorney for Personal Representative:
/s/ Pilar V. Vazquez for
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez, Esq. FBN 115839
June 27; July 4, 2025 25-01007M

SECOND INSERTION

**NOTICE OF ACTION OF
FORECLOSURE PROCEEDINGS-
PROPERTY**

IN THE COUNTY COURT FOR THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE: 25-CC-740
**SUMMERFIELD/RIVERWALK
VILLAGE ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.**

**MARILYN FENNEL; UNKNOWN
SPOUSE OF MARILYN FENNEL;
AND UNKNOWN TENANT(S),
Defendant.**

TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN FENNEL, DECEASED

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 13, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 8, according to the Plat thereof as recorded in Plat Book 30, Pages 12 thru 21, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 12349 Wood Sage Terrace, Lakewood Ranch, FL 34202

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the

first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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 on the 3rd day of June, 2025

Angelina "Angel" Colonneso
Circuit and County Courts
(SEAL) By: Kris Gaffney
eSigned 06/03/2025 11:14:06AM
Deputy Clerk

MANKIN LAW GROUP
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
Jun. 27; Jul. 4, 2025 25-01014M

THIRD INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)**

IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA

Case No.: 2025 DR1175

**Anita Joy Henry,
Petitioner, and
Alson Sylvester Henry Jr.,
Respondent,**

TO: Alson Sylvester Henry Jr. last known address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Anita Joy Henry, whose address is 2216 20th Ave W Bradenton, FL 34205 on or before 7/27/2025, and file the original with the clerk of this Court at 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 action is asking the court to decide how the following real or personal property should be divided:

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 address(es) on record at the clerk's office.

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

In and for Manatee County:

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

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: 5/16/2025

Angelina Colonneso
Manatee County Clerk of
The Circuit Court
By: C Hoatland
Deputy Clerk
Jun. 20, 27; Jul. 4, 11, 2025 25-00962M

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

--- TAX DEEDS / ACTIONS / ESTATE ---	
THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3202 Tax Deed #:2025TD000043 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3202 Year of Issuance 2023 Description of Property THE SLY 141 FT OF THE NLY 166 FT OF THE ELY 70 FT THE E 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 IN SEC 30, TWN 34S, RNG 17E, MANATEE COUNTY, FL (202421039568) PI #38353.0010/9 Parcel ID Number 3835300109 Property Address: 7305 5TH AVE NW BRADENTON, FL 34209 Names in which assessed: 55 HEALTH LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00934M	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2978 Tax Deed #:2025TD000023 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2978 Year of Issuance 2023 Description of Property LOT 5, BLK C, BEAU VUE ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#31483.0000/1 Parcel ID Number 3148300001 Property Address: 508 1ST AVE E BRADENTON, FL 34208 Names in which assessed: CATHARINE HARRISON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00924M
THIRD INSERTION	THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2836 Tax Deed #:2025TD000019 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2836 Year of Issuance 2023 Description of Property LOT 7 AND LOT 8, LESS THE S 10 FT OF LOT 8 AND LESS THE W 15 FT OF LOTS 7 AND 8, WEATHERALL'S SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 304, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED 9TH STREET DRIVE WEST AS RECORDED IN OFFICIAL RECORDS BOOK 1563, PAGE 7851, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. THE S 10 FT OF LOT 8 AND ALL OF LOT 9, AND LESS THE W 15 FT THEREOF FOR STREET, IN WEATHERALL SUB; ALSO LESS THAT PORTION OF LOT 9 DESCRIBED AS: BEING AT THE INTERSECTION OF THE E EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 45 AND THE S LINE OF SAID LOT 9; THENCE ALONG SAID E EXISTING RIGHT-OF-WAY LINE N 00°17'24 E, 18.15 FT; THENCE S 41°19'52 E, 24.33 FT TO SAID S KUNE IF KIT 9; THENCE ALONG SAID S LINE, N 89°34'34" W, 16.16 FT TO THE POB. LYING AND BEING IN THE WEATHERALL'S SUBDIVISION, IN SECTION 14, TOWNSHIP 34 S, RANGE 17 E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 304, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#27661.0005/9 Parcel ID Number 2766100059 Property Address: 908 8TH AVE W PALMETTO, FL 34221 Names in which assessed: SALAH HIJAZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00928M	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1178 Tax Deed #:2025TD000008 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1178 Year of Issuance 2023 Description of Property LOT 03, FLOWING WELL SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THAT PORTION OF LOT 3, FLOW WELL SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEING AT THE SE CORNER OF SAID LOT 3; THENCE N 00°10' 41" W, ALONG THE E LINE OF SAID LOT 3, A DISTANCE OF 165.15 FT TO THE SE CORNER OF LOT 4, A DISTANCE OF 125.00 FT TO THE SW CORNER OF SAID LOT 4; THENCE S 00°10' 41" E, ALONG THE SOUTHERLY EXTENSION OF THE W LINE OF SAID LOT 4, A DISTANCE OF 35.16 FT; THENCE S 89°59' 51" W, 431.31 FT; THENCE N 00°02' 49" W, ALONG THE SOUTHERLY EXTENSION OF THE E LINE OF LOT 1 OF SAID FLOWING WELL SUB, A DISTANCE OF 127.60 FT TO THE SE CORNER OF S LOT 1, THENCE W, ALONG THE S LINE OF SAID LOT 1, A DISTANCE OF 172.50 FT TO THE SE CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE E RIGHT-OF-WAY LINE OF 24TH AVENUE E AS SHOWN ON SAID PLAT OF FLOWING WELL SUB; THENCE S 00°02' 49" E ALONG SAID E RIGHT-OF-WAY LINE OF 24TH AVENUE E, ALSO BEING THE MOST WESTERLY LINE OF LOT 3 OF FLOWING WELL SUB, A DISTANCE OF 257.61 FT TO THE SW CORNER OF SAID LOT 3; THENCE N 89°59' 57" E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 729.11 FT TO THE POB PI#7735.0036/9 Parcel ID Number 773500369 Property Address: 2515 29TH ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPER SCOTT MCGUIRE, JESSICA ANN MCGUIRE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00933M

SECOND INSERTION
NOTICE OF ACTION-CONSTRUCTIVE SERVICE OF PROCESS IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER 25-CC-1698 TARA LISTER, Plaintiff, v. ALL CLEAR POOL MAINTENANCE, LLC, a Duly Organized Florida Limited Liability Company and RONALD HENDERSON, INDIVIDUALLY, Defendants. TO: RONALD HENDERSON YOU ARE NOTIFIED that a lawsuit has been filed against you in Manatee County, Florida and that you are required to serve a copy of your written defenses, if any, to the lawsuit on Plaintiff's attorney, Ciara Lister, Esquire, Gulf Coast Law, P.A., 7935 Airport Road North, Suite 4-293, Naples, Florida 34109 on or before 7/22, 2025, and file the original with the Clerk of this Court at 1115 Manatee Avenue West, Bradenton, Florida 34206 either before service on the 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: 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: 6/10/2025. ANGELINA COLONNESE CLERK OF THE COURT (SEAL) By: Kris Gaffney DEPUTY CLERK June 27; July 4, 2025 25-01027M
SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001058 Division Probate IN RE: ESTATE OF PATRICE T. PETERSON, A/K/A PATRICE TINA PETERSON, Deceased. The administration of the estate of Patrice T. Peterson, a/k/a Patrice Tina Peterson, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Circuit Probate Court, 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Personal Representative: Jane C. Canfield 3711 E. Ceres Drive Salt Lake City, Utah 84124 Attorney for Personal Representative: Shumaker, Loop & Kendrick, LLP Ashley S. Hodson, Esquire Florida Bar No. 064883 240 S. Pineapple Avenue, 9th Floor Sarasota, Florida 34236 Telephone: 941-364-2723 E-Mail Addresses: ahodson@shumaker.com mward@shumaker.com June 27; July 4, 2025 25-01037M
SECOND INSERTION
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 412025CA000665CAAXMA Nationstar Mortgage LLC Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Deceased; et al Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida LOT 8, BLOCK D, TYLER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 34, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: 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 on 6/23/2025. Angelina Colonnese As Clerk of the Court (SEAL) By Kris Gaffney As Deputy Clerk File # 25-F00319 June 27; July 4, 2025 25-01032M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number: 2025 CP 001309AX IN RE: ESTATE OF LISA LAYFIELD RICE a/k/a LISA RICE-LAYFIELD a/k/a ELIZABETH BABBIT RICE, Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: The administration of the estate of Lisa Layfield Rich, deceased, File Number 2025 CP 001309AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Angelina "Angel" Colonnese, Clerk of the Circuit Court and Comptroller, Manatee County, P.O. Box 25400, Bradenton, FL 34206. The name and address of the personal representative and the personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the estate of the decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is June 27, 2025. Personal Representative: James Harold Layfield JR. 3948 Marines Way #225 Cortez, FL 34215 Attorney for Personal Representative: Laurie B. Sams, Esq. Florida Bar #136001 3859 Bee Ridge Road, #202 Sarasota, Florida 34233 (941) 923-1685 Primary E-mail: lauriesams@comcast.net June 27; July 4, 2025 25-01034M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: IN RE: ESTATE OF STEPHEN MICHAEL HARRIS Deceased. The administration of the Estate of Stephen Michael Harris, deceased, File Number 2025*, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the petitioner and the petitioner'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 tile their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. 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 ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211. The date of first publication of this Notice is June 27, 2025. Personal Representative: Donna Lynette Marrow 2788 North State Road 341 Attica, Indiana 47918 Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com Jun. 27; Jul. 4, 2025 25-01015M

SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0090 Division Probate IN RE: ESTATE OF EVELYN H. HIGHT, Deceased. The administration of the estate of EVELYN H. HIGHT, deceased, whose date of death was June 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is June 27, 2025. Petitioners: Marilyn K. Preston 4990 3rd A St. E. Bradenton, FL 34203 Attorney for Personal Representative: Erika Dine, Esq. Dine Elder Law, PLLC Attorney for Petitioner Florida Bar No. 634581 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 34205 Telephone: 941-748-0550 Email: Erika@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com June 27; July 4, 2025 25-01035M

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

TAX DEEDS

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1217 Tax Deed #:2025TD000038 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1217 Year of Issuance 2023 Description of Property LOT(S) 12, OAKLEY SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE(S) 189-194. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#8122.1080/5 Parcel ID Number 812210805 Property Address: 3104 56TH AVE E ELLENTON, FL 34222 Names in which assessed: LINDA DOBARGANES, MARCOS DOBARGANES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00936M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1332 Tax Deed #:2025TD000010 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1332 Year of Issuance 2023 Description of Property LOT 7, RIVER POINT OF MANATEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 99 THROUGH 107, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#10517.0040/7 Parcel ID Number 1051700407 Property Address: 4111 3RD AVE E BRADENTON, FL 34208 Names in which assessed: JEFFREY SCOTT LINN TRUSTEE OF THE WANETA I. LINN REVOCABLE TRUST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00940M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2815 Tax Deed #:2025TD000018 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2815 Year of Issuance 2023 Description of Property LOT 16 AND LOT 17, LESS THE N 10 FT OF LOT 17, BLK A OF ARDMORE SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#26760.0000/9 Parcel ID Number 2676000009 Property Address: 1309 11TH AVE W PALMETTO, FL 34221 Names in which assessed: DARRELL SHARTZER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00927M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3614 Tax Deed #:2025TD000029 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3614 Year of Issuance 2023 Description of Property LOT 11 AND THE W 1/2 OF LOT 12, BLK A, FRED BAUMER'S SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 160, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#47155.0000/7 Parcel ID Number 4715500007 Property Address: 1120 30TH AVE E BRADENTON, FL 34208 Names in which assessed: ELISA G LUNA, JESUS CASTANE-DA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00938M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2702 Tax Deed #:2025TD000014 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2702 Year of Issuance 2023 Description of Property LOT 18, BLK F, PALMETTO ESTATES ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGES 20 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY PI#25708.0890/9 Parcel ID Number 2570808909 Property Address: 2230 10TH AVE E PALMETTO, FL 34221 Names in which assessed: ROBERT L. DEL-FAVERO, WILLIAM R DEL-FAVERO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00931M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2807 Tax Deed #:2025TD000017 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2807 Year of Issuance 2023 Description of Property LOT 13, 14 AND THE N 10 FT OF LOT 15, BLK G, OF REPLAT OF ROYAL COURT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#26638.0000/7 Parcel ID Number 2663800007 Property Address: 1431 8TH AVE W PALMETTO, FL 34221 Names in which assessed: ANNA ALVAREZ-SARMIENTO, ANTONIO G. ALVAREZ JR, MARIE O. ALVAREZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00926M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1770 Tax Deed #:2025TD000011 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1770 Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLK J, HILL PARK SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 64, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#16193.0000/5 Parcel ID Number 1619300005 Property Address: 3604 18TH ST E BRADENTON, FL 34208 Names in which assessed: ERICA MALAVE DE JESUS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00929M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-288 Tax Deed #:2025TD000022 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-288 Year of Issuance 2023 Description of Property THE W 663 FT OF TRACT 59, WATERBURY GRAPEFRUIT TRACTS AS PER PLAT THEREOF REC IN PB 2 PG 37 PRMCF LYING AND BEING IN SEC 15, TWN 35S, RNG 20E, MANATEE COUNTY, FL; TOGETHER WITH A 25 FT WIDE INGRESS, EGRESS & UTILITY EAS-MNT OVER AND ACROSS THE S 25 FT OF SD TRACT 59 LESS THE W 663 FT. (INST#2022441078758) PI #3164.0660/9 Parcel ID Number 316406609 Property Address: 249TH ST E MYAKKA CITY, FL 34251 Names in which assessed: JOHN D. RUCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00941M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2206 Tax Deed #:2025TD000013 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2206 Year of Issuance 2023 Description of Property UNIT 236, PHASE B, PINEHURST VILLAGE, SECTION ONE, PHASES B & G, A CONDO ACCORDING TO THE DEC OF CONDO THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1390, PAGE 6996, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH LCE ADJACENT THERE TO PI#19475.3340/0 Parcel ID Number 1947533400 Property Address: 4909 LINSEY CT SARASOTA, FL 34243 Names in which assessed: ROBERT AUDET All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00930M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2885 Tax Deed #:2025TD000021 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2885 Year of Issuance 2023 Description of Property THE S 1/2 OF LOT 10 AND ALL OF LOT 12, BLK 9, TAYLOR'S SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 267, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#28905.0000/8 Parcel ID Number 2890500008 Property Address: 710 18TH AVE W PALMETTO, FL 34221 Names in which assessed: DANIEL AUBREY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00923M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3725 Tax Deed #:2025TD000047 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3725 Year of Issuance 2023 Description of Property LOTS 7 AND 8, FERRELL PARK LESS OR 2115/3542 DESC AS FOLLOWS: LOT 7 & AMP; THE ELY 20 FT OF LOT 8 , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7, SUBJ TO EASMNT FOR ACCESS REC IN OR 2427/1396 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#48570.0005/9 Parcel ID Number 4857000059 Property Address: 29TH AVE W BRADENTON, FL 34205 Names in which assessed: GULF TO BAY LAND INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00932M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2716 Tax Deed #:2025TD000015 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2716 Year of Issuance 2023 Description of Property UNIT N-27, RIVIERA DUNES MARINA, PH 3, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 2330, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 33, PAGE 92, AS AMENDED, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND ANY AND ALL APPURTENANCES THERETO PI#25816.1635/9 Parcel ID Number 2581616359 Property Address: 3RD ST E PALMETTO, FL 34221 Names in which assessed: SEKURE LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00922M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2883 Tax Deed #:2025TD000020 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2883 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLK 4, TAYLOR'S SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 267, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#28895.0000/1 Parcel ID Number 2889500001 Property Address: 1702 8TH ST W PALMETTO, FL 34221 Names in which assessed: GEORGE LENTZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00925M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3073 Tax Deed #:2025TD000024 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3073 Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLK 1, WESTFIELD SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 209, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED ALLEY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1072, PAGE 656, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#35283.0000/1 Parcel ID Number 3528300001 Property Address: 603 27TH ST W BRADENTON, FL 34205 Names in which assessed: LEON V INVESTMENTS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00921M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4346 Tax Deed #:2025TD000049 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4346 Year of Issuance 2023 Description of Property LOT 34, BLK B, HEATHER HILLS ESTATES UNIT 2, TOGETHER WITH AREA MARKED "BUFFER" LYING IMMEDIATELY SAOUTH AND CONTIGUOUS TO THE ABOVE DESP PROP ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 39, 40, AND 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOG WITH A 1966 ELCON MOBILE HOME, VIN#51X128379, TITLE NUMBER 8780286 PI#55388.0000/3 Parcel ID Number 5538800003 Property Address: 108 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: HEATHER HILLS MHC LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00942M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2798 Tax Deed #:2025TD000041 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2798 Year of Issuance 2023 Description of Property LOT 10 BLK D SHARP AND TURNERS ADD PI#26469.0000/7 Parcel ID Number 2646900007 Property Address: 527 12TH STREET DR W PALMETTO, FL 34221 Names in which assessed: LILLIE SIMMONS, WILLIE C. SIMMONS, WILLIE C. SIMMONS JR, WILLIE SIMMONS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00937M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3414 Tax Deed #:2025TD000026 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3414 Year of Issuance 2023 Description of Property LOTS 5 AND 12, J.K. SINGELTARY'S SUB OF W.O. WILSON'S SUB A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 34 S, RANGE 17 E, A SUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 214A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#43401.0000/9 Parcel ID Number 4340100009 Property Address: 1214 7TH STREET CT W UNIT A BRADENTON, FL 34205 Names in which assessed: D CRUZ INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00939M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5331 Tax Deed #:2025TD000030 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5331 Year of Issuance 2023 Description of Property LOT 20, BLK 24, ILEXHURST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 154, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH THE ELY 1/2 OF THAT VACATED ALLEY LYING W OF LOT LOT 20, BLK 24, WHICH SAID ALLEY IS BETWEEN LOT 1 AND LOT 20, BLK 24, OF SAID ILEXHURST SUB, AS PER THAT RESOLUTION NO. 367 RECORDED IN O.R. BOOK 986, PAGE 570, OF ALL THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74585.0000/1 Parcel ID Number 7458500001 Property Address: 2500 GULF DR N BRADENTON BEACH, FL 34217 Names in which assessed: 2500 GULF DR LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00935M

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Business Observer

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