

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
Fictitious Name Notice Notice is hereby given that Lance Schwindt , desiring to engage in business under the fictitious name of Lance's Landscape Supply & Site Development located at 2303 43rd ST E Bradenton FL 34208 intends to register the said name in Manatee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 11, 202525-01140M	FICTITIOUS NAME NOTICE Notice is hereby given that EPM & AS-SOCIATES INC., owner, desiring to engage in business under the fictitious name of MAGA LAWN CARE located at 2937 BEE RIDGE RD STE 9, SARA-SOTA, Florida 34239 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 11, 202525-01130M

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of US Sourcing Co located at 9329 Lamine Way, in the County of Manatee in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Parrish, Florida, this 07th day of July, 2025. US SOURCING LLC July 11, 202525-01139M	NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LTSE HVACR-GAS, located at 39 Planter St, in the City of BRADENTON, County of Manatee, State of FL, 34207, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 of July, 2025. Ivan Alfredo Morales 39 Planter St BRADENTON, FL 34207 July 11, 202525-01141M

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0081 - Thompson, Jonathan; 0152 - Thomas, Lilly; 0155 - Pavtis, Larry; 0348 - Butterfield, Raymond; 0537 - Lerner, Carl; 1032 - Clark, Lucretia; 1053 - Thompson, Jonathan; 1109 - Sheffield, Shawn C; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2072 - Chaplin, Trondra; 2095 - Miller, Nadia; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 2159 - Willett, Alisa; 2224 - Moore, Kiearra; 3063 - Galloway, William; 3091 - pascoe, Samuel; 3092 - Puffenburger, Tina K; 3138 - wolf, Hope; 3181 - Stanton Jr, Lindon; 3202 - Johnson, Trikina; 4018 - Ahier, Clinton; 4044 - Jenkins, Mara A; 4067 - Padro, Carmen; 4081 - Jones, Casey; 4091 - Middleton, Jasmine; 4100 - Knight, Adrianna; 4175 - Williams, Shacarl; 4236 - Rigsky, Brooke

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0129 - Glover, Ricky; 0465 - Neal, Rodney; 0474 - Washington, David; 0475 - Watkins, Crystal; 0493 - Kelly, Justin; 0531 - wiggins, Marybeth; 0602 - Silva, Samuel; 0603 - Mclendron, Katie; 0609 - Byrd, Jewneathia; 0612 - Gonzalez, Luciana; 0614 - Williams, Ivy; 0660 - Lawson, James; 0706 - Gaskin, Cameron; 0720 - Lopez, Samuel; 0825 - Wilson, Logan; 0843 - Camarena, Arelis; 2029 - Rodriguez, Juan; 2087 - Souffrant, Regine; 2098 - Berger, Richard; 2121 - rare breed solutions Kinetic, Nicholas

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM Sale to be held at www.storagetreasures.com. A24 - Jennings, Thomas; A36 - Mallard, Tangye; B13 - merriman, Michial; C03CC - Roach, Jay; C04 - Welsh, Margaret; C28 - Menchaca, Miren; D09 - Vahovick, Edward; D34CC - Trail, Tony; F03 - Jordan, Jennifer; G04G05 - Lauture, Philippe; G28 - Pelham, Mark; H08CC - ryan-lorei, madeleine; H16 - YOUNG, CONSUELO; H19 - Embry, Russell; K25 - Marker, Erik
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PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. A032 - Arline, Acacia; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A072 - Deshawn, Laquylon; A078 - Bravi, Mark; A083 - Henderson, Stephen; B018 - Hodges, Tad; B020 - Pinckney Sr, Christopher; B023 - bassler, Francesca; B038 - Warner, Denise; B044 - Havens, Michael; B050 - Cameron, Sandy; C027 - Cherislin, Claude; C040 - crisp, Renee; C050 - Marcos, Maria; C061 - Sanders, Rodney; C066 - green, Angel; D007 - peters, Tasha; D015 - case, Thomas; D023 - Sutton, Chantele; D026 - Steele, Steven; D027 - Chiyungi, Hazel; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D078 - Rafferty, Michele; E030 - Cherislin, Claude; E031 - whitaker, Lewis; E036 - Love-Davis, Kanecia; F017 - Duffy, Faith; F027 - Duche, Lori; F032 - Vallance, Jordan; F042 - Avila, Eblyn Lagos; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G016 - Jackson, Dallas; H012 - malaret, Christian; H024 - Currie, Sonia; H047 - MEXIRA, ROVELY; J039 - Settltles, Abreal; K015 - Barnes, Benisia
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PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1052 - Mathews, Cindy; 1062 - Hendricks, Jenifer; 1213 - Page, Michael; 1233 - Pierre, Alembert; 1308 - Jordan, Heith; 1408 - Tindal, Jessica; 1446 - Lukowiak, Elizabeth; 1502 - prince, carenthia; 2133 - Jimenez, Mariano; 2211 - Hendricks, Jennifer; 2313 - flynn, kelly; 2341 - Daniels, Jelani; 2560 - Lembahner, John; 3021 - Warmath, Tabatha Ann; 3211 - Warmath, Tabatah; 3301 - Christensen, John; 3326 - Wallace, Mario; 3359 - Ford, John; 3534 - Zobrist, Robert
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PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0134 - Nelson, Jerry; 0136 - Brown, Amanda; 0281 - haynes, catoria; 0311 - Levatte, Tedra; 0326 - Lovett, Audra; 1083 - rudder, Uhri; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2062 - Carden, Timothy; 2068 - Herrera, Javier Rodriguez; 2229 - sardina, Elizabeth; 3042 - Bennett, James; 3073 - Brewer, Shedrea; 3163 - Webster, Caylyn; 3196 - Williams, Samantha
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Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 202525-01127M
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FIRST INSERTION
PUBLIC NOTICE GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors' meeting on Thursday, August 21, 2025 at 5:30 p.m. at the Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212.

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2025/2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budgets for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (813) 533-2950, or on the District's website: www.Greyhawkcdd.org, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT Table of Proposed Fiscal Year 2025-2026 Operation and Maintenance Assessments	
TOTAL O&M BUDGET	\$2,357,656.00
COLLECTION COSTS @ 3.0%	\$76,053.42
EARLY PAYMENT DISCOUNT @ 4.0%	\$101,404.56
TOTAL O&M ASSESSMENT	\$2,535,113.98

LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Single Family 60'	446	\$1,640.67
Single Family 70'	394	\$1,914.12
Single Family 80'	180	\$2,182.09
Single Family 90'	133	\$2,461.01
Single Family 120'	118	\$2,789.14

FIRST INSERTION

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT
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NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FY 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:	August 6, 2025
TIME:	6:00 P.M.
LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A regular Board meeting of the District will also be held where the Board may consider any other District business that may properly come before it.

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

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
<i>Single Family 40'</i>	371	1.00	\$1,355.42
<i>Single Family 40' Gated</i>	143	1.00	\$1,355.42
<i>Single Family 50'</i>	474	1.25	\$1,694.27

*includes collection costs and early payment discounts

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

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

*Annual assessment will appear on November 2025 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.
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The tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

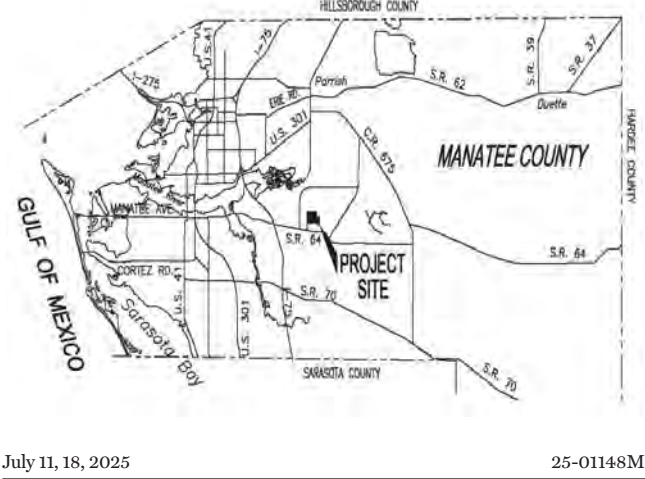
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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

Matthew O’Nolan
District Manager



July 11, 18, 202525-01148M

FIRST INSERTION

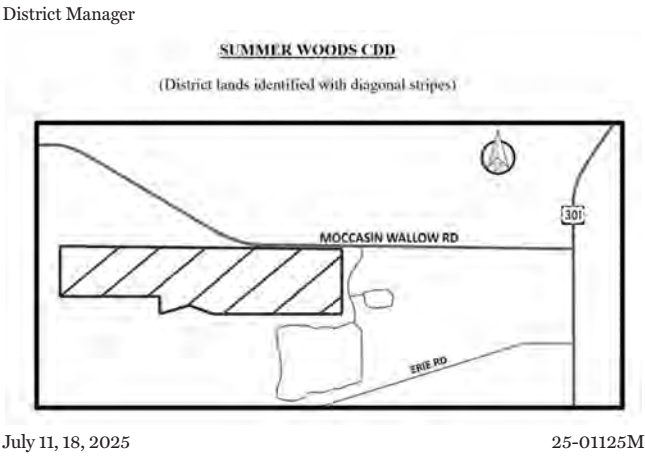
O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments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

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



July 11, 18, 202525-01125M

PUBLIC SALES

FIRST INSERTION	FIRST INSERTION
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	NOTICE OF PUBLIC SALE Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 ACAD mobile home bearing vehicle identification number AF5298BF, and all personal items located inside the mobile home. Last Tenant: Janet A. Rush, c/o Teresa C. Barre as POA, The Estate of Harold C. Ballard Jr., All Unknown Beneficiaries, Heirs, Successors, And Assigns of Harold C. Ballard Jr., and Unknown Party or Parties in Possession. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909). July 11, 18, 202525-01158M
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The NIFT Group located at 12314 Dora Trl in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of July, 2025. Ray J Brown LLC July 11, 202525-01134M	
FIRST INSERTION	FIRST INSERTION
NOTICE OF SALE OF LIVESTOCK To Whom It May Concern: YOU ARE HEREBY notified that I will offer for sale and sell at public sale to the to the highest and best bidder for cash the following described livestock: One Angus Bull. Black in color, with horns. The public sale/auction will take place at 11:00 A.M. EST on Wednesday, July 16, 2025 at the following place: Manatee County Central Jail, 14470 Harlee Rd., Palmetto, Florida 34221, to satisfy a claim in the sum of \$184.00 for fees, expenses for feeding and care and costs hereof. To redeem said livestock, contact Sgt. Robert Hendrickson at (941) 747-3011 or Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2025-013213. RICK WELLS SHERIFF OF MANATEE COUNTY July 11, 202525-01160M	
FIRST INSERTION	FIRST INSERTION
INVITATION TO NEGOTIATE (ITN) Number 25-001	
Invitation to Negotiate (ITN) for the sale and development of the properties located at 414 10th Street West (also known as 410 10th Street West), 1002 Manatee Avenue West, 1007 4th Avenue West, 1009 4th Avenue West and 1001 4th Avenue West, Bradenton, Florida 34205.	
Manatee County will receive sealed proposals at 1112 Manatee Avenue West, Suite 800, Bradenton, Florida.	
The Due Date and Time for submission of Proposals in response to this ITN is October 9, 2025 at 3:00 PM at the Manatee County Administration Building, 8th Floor, Suite 800.	
https://mymanatee.org/departments/property-management-department/property-acquisition-division July 11, 202525-01163M	
FIRST INSERTION	FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the WoodlandPreserve Community Development District	
The Board of Supervisors (the “ Board ”) of the Woodland Preserve Community Development District (the “ District ”) will hold a public hearing and a meeting on August 12, 2025, at 10:30 a.m. at the 8141 Lakewood Main St Suite 209A, Lakewood Ranch, FL 34202.	
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.woodlandpreserveccd.com or may be obtained by contacting the District Manager’s office via email at andy@hikai.com or via phone at (813) 565-4663.	
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.	
Andy Mendenhall District Manager July 11, 18, 202525-01152M	
FIRST INSERTION	FIRST INSERTION
NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that the Board of Supervisors (“Board”) of the Waters Edge Community Development District (“District”) will hold a Board of Supervisor meeting on **July 24, 2025, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District’s website at <https://www.wecdd.org>. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

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

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

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

Jason Greenwood, District Manager
Governmental Management Services - Tampa, LLC
July 11, 202525-01123M

FIRST INSERTION
NOTICE OF BUDGET WORKSHOP DW Bayview Community Development District
NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the “District”) will hold a Budget Workshop of its Board of Supervisors (the “Board”) on July 18, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.
A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.
There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting 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 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 DW Bayview Community Development district July 11, 202525-01155M

Heritage Harbour South Community Development District

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; AND NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF MAINTENANCE AND OPERATION SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS’ MEETING.

The Board of Supervisors for the Heritage Harbour South Community Development District will hold two public hearings and a Board of Supervisors’ meeting on Tuesday, August 5, 2025, at 5:00 p.m. at the Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, Florida 34212.

The purpose of the first public hearing is to receive public comments and testimony on the Fiscal Year 2025/2026 Proposed Budgets. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District’s proposed budgets for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Chapters 190 and 197, Florida Statutes as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

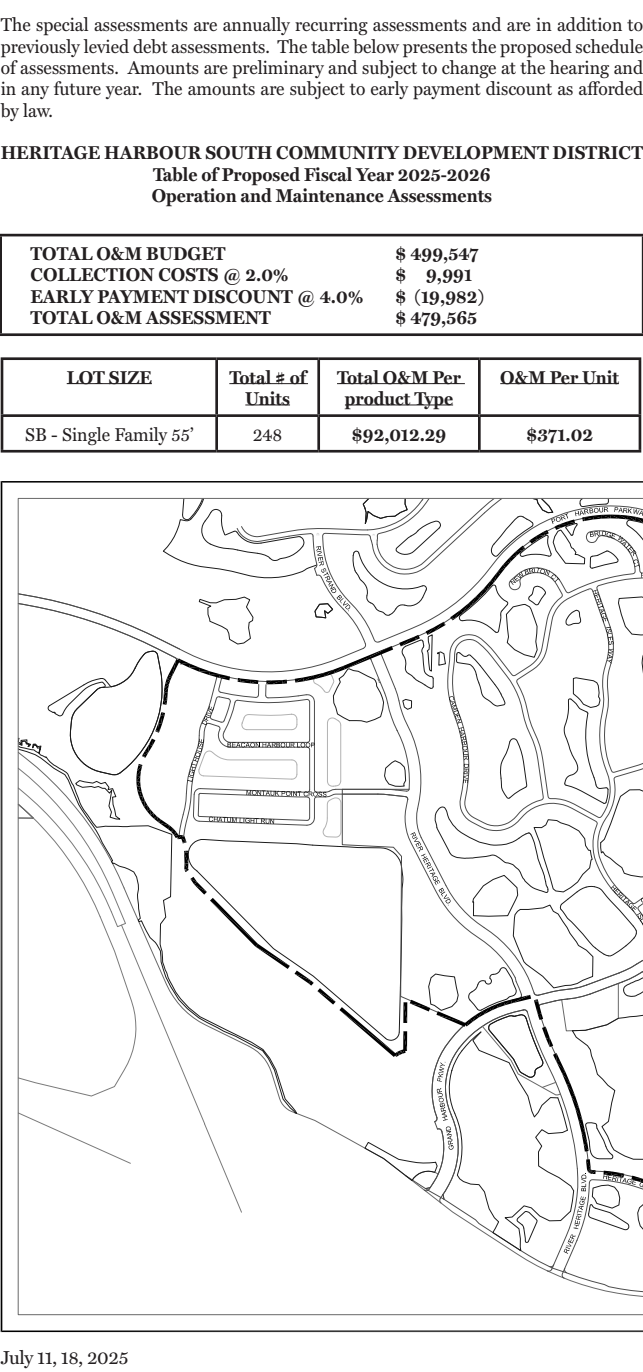
A copy of the proposed budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Kristee Cole, Inframark, 313 Campus Street, Celebration, FL 34747, or on the District’s website: www.inframark.com, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2025-2026
Operation and Maintenance Assessments

TOTAL O&M BUDGET	\$ 499,547
COLLECTION COSTS @ 2.0%	\$ 9,991
EARLY PAYMENT DISCOUNT @ 4.0%	\$ (19,982)
TOTAL O&M ASSESSMENT	\$ 479,565

LOT SIZE	Total # of Units	Total O&M Per product Type	O&M Per Unit
SB - Single Family 55’	248	\$92,012.29	\$371.02



FIRST INSERTION
WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT NOTICE OF BOARD MEETING
Notice is hereby given that the Board of Supervisors (the “ Board ”) of the Willow Walk Community Development District (the “ District ”) will conduct a regular Board meeting on July 30, 2025, at 4:30 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to discuss the District’s outstanding bonds and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 (“ District Manager’s Office ”).
The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.
At the meeting, staff or Board members may participate by speaker telephone. Any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Manager’s Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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 11, 202525-01124M

ERTION

SB - Single Family 65'	225	\$83,478.89	\$371.02
SB - Single Family 80'	154	\$57,136.66	\$371.02
SB - Single Family 85'	19	\$7,049.33	\$371.02
Stone Harbour Condo	120	\$37,857.62	\$315.48
Twin Villas	145	\$45,744.62	\$315.48
Golf Twin Villas	74	\$23,346.16	\$315.49
Club Home	36	\$11,357.29	\$315.48
Golf Course	24.26	\$4,602.03	\$189.70
LHC - Single Family 40'	245	\$65,484.47	\$267.29
Lighthouse Cove Condo	255	\$61,932.50	\$242.88
Parcel 17 Townhome	44	\$8,180.71	\$185.93
Aquaterra 2	4	\$743.70	\$185.93
Aquaterra	3.338	\$620.62	\$185.93

***Annual assessment will appear on the November 2025 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

The tax collector will collect the assessments for all lots and parcels within the District.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at 813-382-7355 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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

Kristee Cole
District Manager

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025 CP 001562 AX
Division Probate
IN RE: ESTATE OF
DONALD K. COOK
Deceased.

The administration of the estate of DONALD K. COOK, deceased, whose date of death was June 15, 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 July 11, 2025.

Personal Representative:
SUZANNE P. PALDINO
23264 Salinas Way
Bonita Springs, Florida 34135
Attorney for Personal Representative:
SEAN M. BYRNE, ESQ.
Attorney for Personal Representative
Florida Bar Number: 0051988
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Ste. 505
Sarasota, FL 34237
Telephone: (941)906-1231
Fax: (941)954-1185
E-Mail: sean@sarasotaelderlaw.com
Secondary E-Mail:
loretta@sarasotaelderlaw.com
July 11, 18, 202525-01150M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001529AX
IN RE: ESTATE OF
TAMY A. OTERO,
Deceased.

The administration of the estate of TAMY A. OTERO, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 11, 2025.

Personal Representative:
ANGELO OTERO III
5002 249th Street East
Myakka City, FL 34251
Attorney for Personal Representative:
LORENZO A. FERNANDEZ
Florida Bar No. 1039984
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
lfernandez@williamsparker.com
Secondary:
ncarson@williamsparker.com
July 11, 18, 202525-01128M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
File No. 2025-CP-001493 AX
Probate Division
IN RE: ESTATE OF
D. Robert Leonard,
a/k/a Dorsey Robert Leonard,
Deceased.

The administration of the estate of D. Robert Leonard, also known as Dorsey Robert Leonard, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Crystal E. Rakosky
1 Aztec Court
Fairmont, WV 26554
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
July 11, 18, 202525-01136M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025-CP-001484 AX
Probate Division
IN RE: ESTATE OF
George Wayne Rogers,
Deceased.

The administration of the estate of George Wayne Rogers, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
George William Rogers
353 Woldunn Circle
Lake Mary, FL 32746
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick
Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
July 11, 18, 202525-01137M

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 ANGELO 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 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 11, 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 11, 18, 202525-01131M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001557
IN RE: ESTATE OF
BENJAMIN ALLEN SUGGS A/K/A
BENJAMIN A. SUGGS,
Deceased.

The administration of the estate of BENJAMIN ALLEN SUGGS A/K/A BENJAMIN A. SUGGS, deceased, whose date of death was FEBRUARY 1, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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: July 11, 2025

/S/ AD AMANDA DAY
Personal Representative
4176 101st Avenue East
Parrish, FL 34219

/S/ MR
MYANDA RATCLIFF, ESQ.
Attorney for Personal Representative
Email Addresses:
myanda@jenhensleylaw.com
jen@jenhensleylaw.com
lisa@jenhensleylaw.com
Florida Bar No. 1047541
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
T: (941) 755-8583
July 11, 18, 202525-01144M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024CP002869AX
IN RE: ESTATE OF
DORA LEE RIEGER
Deceased.

The administration of the estate of DORA LEE RIEGER, deceased, whose date of death was August 31, 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.

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 11, 2025.

Personal Representative:
Lisa Joan Duzan
18156 Baruch Dr
Ft. Myers, Florida 33967
Attorney for Personal Representative:
Shelly A. Gallagher
Attorney
Florida Bar Number: 0046371
3411 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 312-5202
Fax: (941) 962-1050
E-Mail: sgesq@shellygallagherlaw.com
July 11, 18, 202525-01154M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1583
Division Probate
IN RE: ESTATE OF
PAUL TINDALL
Deceased.

The administration of the estate of Paul Tindall, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:
Robert M. Elliott
5105 Manatee Avenue West
Suite 15
Bradenton, Florida 34209
Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West, Suite 15A
Bradenton, FL 34209
Telephone: (941) 792-0173/
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
July 11, 18, 202525-01132M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 41-2025-CP-000665
Division: Probate
IN RE: THE ESTATE OF
FRANK RICHARD PRICE, JR.,
Deceased.

The administration of the estate of Frank Richard Price Jr., deceased, whose date of death was March 13, 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 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.

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 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 11, 2025

Personal Representative
Mary Wojciechowski
117 Talon Grasp Trail, Apt. 13206
Leander, TX 78641
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St., Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
July 11, 18, 202525-01146M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_VZ8

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-001424 IN RE: ESTATE OF BRIAN FOSTER BAUER A/K/A BRIAN F. BAUER A/K/A BRIAN BAUER, DECEASED. The administration of the estate of BRIAN FOSTER BAUER A/K/A BRAIN F. BAUER A/K/A BRIAN BAUER, deceased, whose date of death was February 27, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, 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 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 TIME OF SERVICE OF A COPY OF	THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 11, 2025. Signed on this 2nd day of June, 2025. Personal Representative: HILARY BAUER 1171 Appian Crossings Way Lexington, KY 46038 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Email: jackmanpleadings@gmail.com July 11, 18, 202525-01161M
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1509 IN RE: ESTATE OF TADEUSZ DUBIEL, Deceased. The administration of the estate of TADEUSZ DUBIEL, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. 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: July 11, 2025. /S/ ELWIRA DURZYNSKI Personal Representative 4007 Pinar Drive Bradenton, Florida, 34210 /S/ JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Primary E: jen@jenhensleylaw.com Secondary E: lisa@jenhensleylaw.com Florida Bar No. 1022202 5190 26th Street West, Suite D July 11, 18, 202525-01149M
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 000916 IN RE: ESTATE OF PAUL S. BRADFORD, Deceased. The administration of the estate of Paul S. Bradford, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, 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	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. 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 July 11, 2025. CALDWELL TRUST COMPANY Sonya Kristie, Sr. Vice President and Trust Officer 27 S. Orange Avenue Sarasota, FL 34236 R. Craig Harrison, Esq., B.C.S. Attorney for Petitioner LYONS, BEAUDRY & HARRISON, P.A. 1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484 Email: craig@lyonsbeaudryharrison.com annette@lyonsbeaudryharrison.com July 11, 18, 202525-01156M

Q&A

Who benefits from legal notices?

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

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

UNB237_V25

PARCEL 1: A PARCEL OF LAND LYING & BEING IN SEC 3, TWN 37S, RNG 21E, BEING DESC AS FOLLOWS: COM AT THE NE COR OF THE W1/2 OF SEC 2, TWN 37S, RNG 21; TH S ALNG THE E LN OF SD W1/2 OF SEC 2, A DIST OF 2737.72 FT; TH N 89 DEG 10 MIN 33 SEC W, 3278.47 FT FOR A POB; TH CONT N 89 DEG 10 MIN 33 SEC W, 840 FT TO A PT ON THE ELY MONUMENTED

ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

THIRD INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM METHOD OF COLLECTION OF NON-AD VALOREM SPECIAL ASSESSMENTS

Notice is hereby given that the Riversong Community Development District (the “District”) intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing 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 purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the “Uniform Method”) to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater improvements, water, wastewater and reclaim utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
June 27; July 4, 11, 18, 2025

25-01040M

SECOND 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

SECOND 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 Dominicco- 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SAVE THE TIME



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

1/20906_V35

--- ESTATE ---			
SECOND INSERTION		SECOND 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, 202525-01096M	
SECOND INSERTION		SECOND 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 Saunderstown, 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, 202525-01085M	
SECOND INSERTION		SECOND 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, 202525-01102M	
SECOND INSERTION		SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT 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 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 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, 202525-01104M		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, 202525-01104M	
SECOND INSERTION		SECOND 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 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. 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, 202525-01098M		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. 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, 202525-01107M	

FOURTH 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 ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ- ten 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 demand- ed in the petition. The action is asking the court to de-	
do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-		4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- ued 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	

--- TAX DEEDS ---

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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) P1 #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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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. P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

FOURTH 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 P1#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

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

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