# MANATEE COUNTY LEGAL NOTICES

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

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-8/7/25 9:30am

James Tillman-household bedroom furniture, mattress and a deep freezer and boxes

Devin Williams-Furniture Carl Campitelli-Clothing, household

items

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

July 18, 25, 2025 25-01211M

#### FIRST INSERTION

#### PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 tacara rodel 01393. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. July 18, 25, 2025

25-01227M

#### FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 08/07/2025at 9: 30 AM

Chris Carlen- household and about 50 boxes The auction will be listed and advertised on www.storagetreasures.com. Purchas-

es must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-01191M

#### FIRST INSERTION

#### WATERLEFE 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 EN-FORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors for the Waterlefe Community Development District will hold two public hearings and a regular meeting on August 18, 2025 at 2:00 p.m. at the Waterlefe Golf Club, 1022 Fish Hook Cove, Bradenton, FL 34212.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. 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 budget for Fiscal Year 2025/20265 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 Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, located at: 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, email:

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to lots in accordance with the assessment methodology on file with the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

#### WATERLEFE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET COLLECTION COSTS @ 3% EARLY PAYMENT DISCOUNT @4% TOTAL O&M ASSESSMENT

\$1,273,932.00 \$ 41,094.58 \$54,792.77 \$1,369,819.35

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Classic	53	1.00	\$2,329.62
Estates	216	1.00	\$2,329.62
Marina	19	1.00	\$2,329.62
Multi-Family	144	1.00	\$2,329.62
River Club	0	1.00	0
Villa	156	1.00	\$2,329.62

The Manatee County tax collector will collect the assessments for all parcels. The decision to collect special assessments by any particular method - e.g., on the tax roll or by direct bill - does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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.

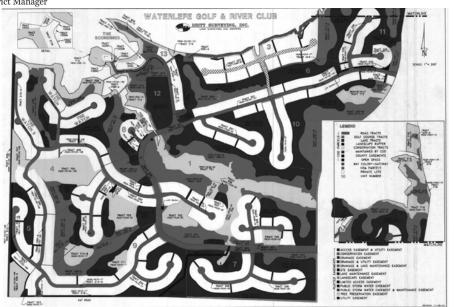
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be speci fied on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings 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 and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 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 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.

#### Ruben Durand District Manage



#### FIRST INSERTION

#### PUBLIC NOTICE

The Florida Department of Transportation will be conveying a perpetual easement by an assignment of easement rights consisting of 7,121 sq. ft. and 11,712 sq. ft and a fee parcel consisting of 1.223 acres located along Upper Manatee River Rd., Bradenton, Manatee County, by public purpose conveyance. July 18, 2025

#### FIRST INSERTION

#### Fictitious Name Notice

Notice is hereby given that DONALD HOWARD JOHNSON, OWNER, desiring to engage in business under the fictitious name of JOHNSON EQUIP-MENT SERVICES located at 34907 CLAY GULLY RD, MYAKKA CITY, FLORIDA 34251 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 18, 2025 25-01189M

# FIRST INSERTION FICTITIOUS NAME NOTICE

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desir-ing to engage in business under the fictitious name of SPARTAN CAPITAL GRP located at 5559 S SOSSAMAN RD BLDG #1, STE #101, MESA, ARIZONA 85212 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.

25-01203M July 18, 2025

#### FIRST INSERTION

# FICTITIOUS NAME NOTICE

Notice is hereby given that FREEDOM TRAILER RENTALS LLC, OWNER, desiring to engage in business under the fictitious name of NEXT PHASE SOLUTIONS located at 2809 39TH ST E, BRADENTON, FLORIDA 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.

25-01204M July 18, 2025

#### FIRST INSERTION

#### PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 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.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Palma Sola Trace Community Development District ("District") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE: August 28, 2025 TIME:

1:30 p.m. Palma Sola Trace Clubhouse LOCATION:

7408 Hamilton Road Bradenton, Florida 34209

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objectionson the District's proposed budget ("**Proposed Budget**") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida* Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A 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 Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Condo	272	1.00	803.35
Paired Villa	126	1.00	803.35
Single Family	148	1.00	803.35

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

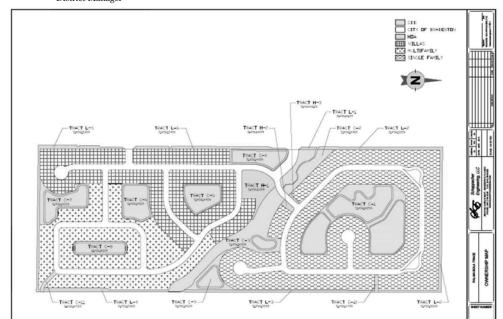
# **Additional Provisions**

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

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) 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.

Ruben Durand



July 18, 25, 2025 July 18, 25, 2025 25-01201M 25-01199M

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

#### FIRST INSERTION

# EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Evergreen Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025 TIME: 11:00 a.m. Country Inn & Suites LOCATION: 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://evergreencdd.net.

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

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

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

District Manager July 18, 25, 2025

25-01207M

#### FIRST INSERTION WILLOWS COMMUNITY DEVELOPMENT DISTRICT

#### NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Willows Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025 11:00 a.m. TIME: LOCATION: Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://willowscdd.net.

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

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

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

District Manager

July 18, 25, 2025 25-01208M

# FIRST INSERTION

# BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE  $FISCAL\,YEAR\,2026\,PROPOSED\,BUDGET(S); AND\,NOTICE\,OF\,REGULAR$ BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Brookstone Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025 TIME: 11:00 a.m. LOCATION: Country Inn & Suites 5610 Manor Hill Lane Bradenton, Florida 34203

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Proposed Budget"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://brookstonecdd.com.

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

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

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

District Manager

July 18, 25, 2025 25-01217M

#### FIRST INSERTION

# TREVESTA COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTE-NANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEET-ING.

#### Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Trevesta Community Development District ("District") will hold the following two public hearings and a regular meeting:

> August 13, 2025 DATE: 3:00 p.m. Trevesta Clubhouse TIME: LOCATION: 6120 Trevesta Place Palmetto, Florida 34221

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 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

#### Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential	843	1.00	\$1,161.36

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude

the District from later electing to collect those or other assessments in a different

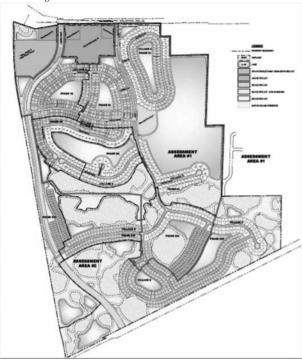
#### **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by phone at (813) 933-5571 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (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.

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

Matt O'Nolan District Manager



July 18, 25, 2025 25-01200M

# FIRST INSERTION

# HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTE-NANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEET-ING.

# Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Harrison Ranch Community Development District ("District") will hold two public hearings and a regular meeting at the following date, time, and location:

> DATE: August 11, 2025 TIME: 6:30 p.m. Harrison Ranch Clubhouse LOCATION: 5755 Harrison Ranch Boulevard Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

# Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A 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 Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	26	1.00	\$1,483.42
Attached Villas (2007 Prepaid)	4	1.00	\$1,483.42
Single Family 55/60	313	1.15	\$1,705.93
Single Family 55/60 (2007A Prepaid)	472	1.15	\$1,705.93
Single Family 70	80	1.30	\$1,928.44
Single Family 70 (2007A Prepaid)	184	1.30	\$1,928.44
Single Family 80	4	1.40	\$2,076.78
Single Family 80 (2007A Prepaid)	26	1.40	\$2,076.78

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4),

Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

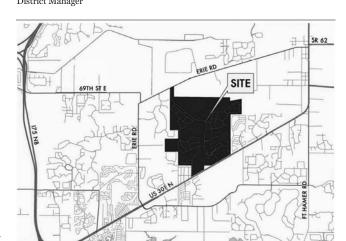
# **Additional Provisions**

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph. (888) 208-5008 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8771 (TT 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.

District Manager



July 18, 25, 2025 25-01198M

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

MANATEE COUNTY

#### FIRST INSERTION

#### WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

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 NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (" $\bf Board$  ") for the Water's Edge Community Development District (" $\mathbf{District}$ ") will hold the following public hearings and regular meeting:

> DATE: TIME: LOCATION:

August 28, 2025 6:00 p.m.

Parrish Fire Station #2 Training Room 3804 N. Rye Road 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 Factor	Proposed O&M Assessment
Single Family 52'	114	1	2,635.65
Single Family 62'	71	1.188	3,032.80
Single Family 82'	124	1.242	3,151.60

 ${\it *includes collection costs and early payment discounts}$ 

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT ("EAU") FACTOR, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEAR-ING, 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 ("Councillost") and the country of ty") 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 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 lev-

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  $\ensuremath{\mathsf{O\&M}}$  Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property

# FIRST INSERTION

# PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Nicole Strohm 02028 Clothing, beauty products, shoes, misc. items . Shawn Easterling 01081 Bikes, machines, boxes, sofa, totes, armoire, fishing poles, generator . Holly Maxey 00816 Totes, Vacuums, beach chair, dolly, boogie board, mis items. Anne Conklin 01711 Furniture, mattress vacuum, statue, boxes, totes, radio, mis items . Louis Johnson 01260 Flags, bag of charcoal, plastic tote box, flashlight, iron skillet. 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 18, 25, 2025 25-01216M

# FIRST INSERTION

# NOTICE OF PUBLIC SALE OF

Notice is hereby given that on August 14, 2025 at 10:00 a.m., ROCKY BLUFF, INC. a Florida corporation d/b/a PALM GROVE MOBILE HOME PARK will sell the following mobile home at public auction, pursuant to F.S. §715.109, single wide mobile home located at 6505 US Highway 301 N, Lot B11, Ellenton, FL bearing VIN Number C521, and all contents therein, owned by Jill Gallagher. Sale to be held at the Palm Grove Park office, 6505 US Highway 301 N, Ellenton, FL 34222. NOTE: THIS SALE IS TAKING PLACE ON PRIVATE PROPERTY THEREFORE, THE SHERIFF IS NOT REQUIRED TO CONDUCT SUCH SALE.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to apply and be approved as an owner and/or tenant, as well as comply with all Rules, Regulations and the Declaration of Palm Grove Mobile Home Park.

25-01231M

**CALL HOW TO PUBLISH YOUR** 941-906-9386 and select the appropriate County name from the menu option OR e-mail legal@businessobserverfl.com IN THE BUSINESS OBSERVER

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.

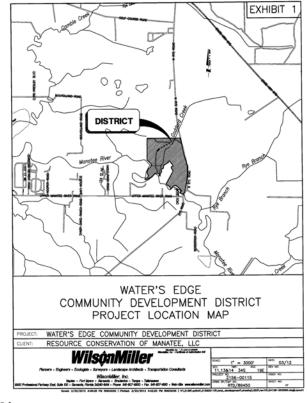
#### **Additional Provisions**

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, Governmental Management Services - Tampa, LLC, at 4530 Eagle Falls Place, Tampa, FL 33619, Ph. (813) 334-4844 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.wecdd.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.

District Manager



July 18, 2025 25-01197M

# FIRST INSERTION

# NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 08/7/2025 9:30am

Bonnie Woods - Misc. household goods

Garfield Rogers - Luggage, TV, boxes Venite Jean - Household/personal items

Loria Jones - 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 18, 25, 2025

25-01190M

# 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 Built to Blast located at 1110 Thornbury Dr. Parrish FL 34219, 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, Tallahas-

Dated at Parrish, Florida, this 14th day of July, 2025.

Royal Property Solutions LLC July 18, 2025 25-01220M

# FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 8/7/2025 at 9: 30 AM

Mia Brown - boxes, cloths, queen size mattress

Ross Madsen - tools

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. July 18, 25, 2025 25-01212M

# FIRST INSERTION

# PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 2015 8th Ave West, Palmetto, FL, 34221 Maliya Lindsey A010 Totes, Boxes, Clothes, Etc. Devin Hooper B066 Totes, Equipment, Furniture, Misc Items. David Colvin A066 Totes, Equipment, Dressers, Tables, Baskets, Chairs, ETC. Jennifer Leonard K145 Totes, Bed, MiniFreezer, Cabinet, House Items, Pictures, Etc. Ashley Christine Hay E054 Totes, Bags, Boxes, Kids stuff, TBD. David Eugene Shafer B016 Totes, equipment, tires, shelves, cabinets, cleaning supplies etc. Jeremy Sheets G19T Two Aviation Seats. Terence McMahon G05 Washer. Dryer, Totes, Bags, Office stuff. Troy Moore K104 Kids clothes, Bikes, bags, misc. 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 18, 25, 2025 25-01228M

# FIRST INSERTION

#### NOTICE OF PUBLIC SALE

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

Extra Space Storage 1930 Cortez Rd W

Bradenton, FL, 34207

941-302-9918 www.Storagetreasures.com

Carl Campetalli-Household items and boxes Edward Winship-Furniture and containers

Shelley Sue Ellis-home items, pictures, furniture, bins

Gerard Brutus-Boxes and household items

Tina Williams-Clothing, TV pictures, furniture mirrors House, where goods Nacole Khouri-Furniture

Imani Ofray-Boxes and Furniture Kaitlyn Lee Carocci-bed. boxes

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 18, 25, 2025

25-01192M

#### FIRST INSERTION

#### ${\bf GREYHAWK\ LANDING\ COMMUNITY\ DEVELOPMENT\ DISTRICT}$

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 ASSESS-MENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEET-

The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 19, 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

#### 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

\*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.

The tax collector will collect the assessments for all lots and parcels within the Dis-

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

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

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



July 18, 25, 2025 25-01229M

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

#### FIRST INSERTION

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 NO-TICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors ("Board") for the DW Bayview Community Development District (" $\mathbf{District}$ ") will hold the following public hearings and regular meeting:

> DATE: August 8, 2025 TIME: 10:00 A.M. LOCATION:

Driftwood Clubhouse 8810 Barrier Coast Trail Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190,  $Florida\ Statutes$ to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 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
Phase 1&2 Villa 38	60	6.32%	\$455.19
Phase 1&2 Single Family 40'	121	12.74%	\$455.19
Phase 1&2 Single Family 50'	207	21.79%	\$455.19
Phase 1&2 Single Family 64'	88	9.26%	\$455.19
Phase 3&4 Villa 38'	56	5.89%	\$455.19
Phase 3&4 Single Family 40'	114	12.00%	\$455.19
Phase 3&4 Single Family 50'	201	21.16%	\$455.19
Phase 3&4 Single Family 64'	103	10.84%	\$455.19

 ${\it *includes collection costs and early payment discounts}$ 

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDEN-TIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE. The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("County") Tax Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be 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 all benefitted property. 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, Phone (813) 533-2950 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://www.dwbayviewcdd.org/. The public hearings and 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

Stephanie DeLuna District Manager



July 18, 25, 2025 25-01221M

# FIRST INSERTION

# WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTE NANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEET-ING.

# **Upcoming Public Hearings and Regular Meeting**

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

> DATE August 12, 2025 TIME: 4:00 p.m.

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

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("Fiscal Year 2026"). The second public hearing is being held pursuant to Chapters 190 and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026: to consider the adoption of an assessment roll: and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assess ments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

# Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family – South	287	1.00	1345.56
Single Family – North Phase 1	222	1.00	1345.56
Single Family – North Phase 2	203	1.00	1345.56

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("County") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), Florida Statutes, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), Florida Statutes, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

# Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by phone at (813) 933-5571 ("District Manager's Office"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least fortyeight (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.

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

Stephanie DeLuna District Manager



July 18, 25, 2025 25-01230M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-0809 IN RE: ESTATE OF

SYLVIA LOCK, Deceased. The administration of the estate of SYL-VIA LOCK, deceased, whose date of death was May 27, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

The personal representative or cura-

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

under s. 732.2211, Florida Statutes. The written demand must be filed with the ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

unless a written demand is made by a

creditor or a beneficiary as specified

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

TION 733.702 WILL BE FOREVER

DATE OF DEATH IS BARRED. The date of first publication of this notice is: July 18, 2025.

Paul W. Lock, Jr. Personal Representative 878 Winkumpaugh Road Ellsworth, Maine 04605

Caroline M. Tschida, Esq. Attorney for Personal Representative Florida Bar No. 1064556 BARNES WALKER, GOETHE, PER-RON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: ctschida@barneswalker.com Secondary Email: mcarmichael@barneswalker.com July 18, 25, 2025 25-01245M

#### FIRST INSERTION

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

File No. 2025-CP-000880-AX **Division Probate** IN RE: ESTATE OF WILLIAM E THOMAS Deceased.

The administration of the estate of William E Thomas, deceased, whose date of death was February 21, 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 §§732.216-732.228, Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Fla. Stat. 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 §733.702 FLA. STAT., WILL BE FOR-EVER 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 18, 2025.

Personal Representative: /s/ Mason Thomas **Mason Thomas** 101 North Meridian Avenue, Unit 605

Tampa, FL 33602Attorney for Personal Representative: /s/ Lindsey Jones Lindsey E. Jones, Esq. Attorney for Personal Representative Florida Bar Number: 1003292 Bach, Jacobs & Byrne, P.A. 2033 Main Street, Suite 505 Sarasota, FL 34237 Telephone: (941) 906-1231 Fax: (941) 954-1185 E-Mail: lindsey@sarasotaelderlaw.com Secondary E-Mail: morgan@sarasotaelderlaw.com

# FIRST INSERTION

July 18, 25, 2025

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001351

IN RE: ESTATE OF PETER C. PAPPAS, Deceased.

The administration of the Estate

of Peter C. Pappas, deceased, whose date of death was February 2, 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 address of the Personal Representative and the Personal Representative's attorney are set forth be-

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the

decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Prop-erty Rights at Death Act as described in Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211. ALL CLAIMS NOT FILED WITHIN

25-01237M

THE TIME PERIODS SET FORTH FLORIDA STATUTES TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is: July 18, 2025.

Signed on this 15th day of July, 2025. /s/ Daniel Pappas

DANIEL P. PAPPAS Personal Representative 15629 Starling Waters Dr. Lithia, FL 33547

/s/ Samuel B Dolcimascolo Samuel B. Dolcimascolo Attorney for Personal Representative Florida Bar No. 173047 Bush Ross, P.A. 1801 N. Highland Ave. Tampa, FL 33602 Telephone: (813) 224-9255 Email: sdolcimascolo@bushross.com Secondary Email: lsamuiloff@bushross.com 81H0538.DOCX 25-01238M

July 18, 25, 2025

Email your Legal Notice

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

# **MANATEE COUNTY**

# --- UNCLAIMED MONIES ---

FIRST INSERTION

ANGELINA "ANGEL" COLONNESO, CLERK OF CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA STATES THAT THE FOLLOWING IS A LIST OF UNCLAIMED MONIES. PERSONS HAVING OR CLAIMING INTEREST IN SUCH FUNDS SHALL FILE THEIR NOTARIZED WRITTEN CLAIM/OR COURT MOTION WITH THE CLERK OF THE CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA, ON OR BEFORE THE FIRST DAY OF SEPTEMBER 2025. AFTER SUCH DATE THE UNCLAIMED MONIES SHALL BE DECLARED FORFEITED TO SUCH CLERK.

Owner and/or Plaintiff Defendant / Plaintiff	FIRST D		O25. AFTER SUCH DATE THE UNCLAIMED Owner and/or Plaintiff Defendant / Plaintiff	MONIES S		FORFEITED TO SUCH CLERK.  Owner and/or Plaintiff Defendant / Plaintiff	,	Case Number
7 ELEVEN	\$70.00	2009MM1471	COLORADO STATE ARCHIVES	\$43.50	1992DR1638	HAYT HAYT AND LANDAU PL	\$36.20	2023CC165
7 ELEVEN AARON ANDREW PARRISH	\$1,284.85 \$15.00	2020CF2951 Jury Service	COMBS, KIMBERLY CONNOR CHAMP GAYLE	\$1,976.04 \$15.00	2023MM1202 Jury Service	HECTOR DIAZ VARGAS HERBERT LEE BROWN	\$15.00 \$30.00	Jury Service Jury Service
AARON DEAN TOBIN AARON MAXWELL EMELOCK	\$15.00 \$15.00	Jury Service Jury Service	CORLETO, MICHAEL CORNELL, CHRISTIAN	\$620.00 \$166.62	2023MM2821 2020CF3044	HERNANDEZ, GILBERTO HERNANDEZ, MARIO	\$50.00 \$50.00	2021CF3056 2020CF265
ADELL, NIKOLAS ADIDAS	\$143.80 \$146.50	2023TR12465 2014CF3890	COURTNEY LEA ROSENCRANTZ COURTNEY, LEVI HAMPTON	\$15.00 \$200.00	Jury Service 2020CF951	HERNANDEZ, MARIO HERNANDEZ, MARIO	\$50.00 \$50.00	2020CF265 2020CF265
ADRIAN LEMUS ADRIAN JOED CRUZ LOPEZ	\$15.00 \$15.00	Jury Service Jury Service	CRUZ, ANTHONY FERNANDO CRYSTAL LUDDEN CULVER	\$300.00 \$15.00	2022CF3272 Jury Service	HERNANDEZ, MARIO HERNANDEZ-MEJIA, VICENTE		2020CF265 2023MM3312
AERIAL ROSE SHANER ALAN GERRARD FLANDREAU	\$15.00 \$15.00	Jury Service Jury Service	CUELLAR, CARLOS CURTIS, DARIUS EVANS WRIGHT	\$10.80 \$83.00	2023TR8098 2023TR18809	HICKMAN, MEGAN HICKMAN, MEGAN	\$26.50 \$26.50	2018CF1129 2018CF1129
ALEC BERT LUCAS ALEESA MISHEL ROGERS	\$15.00 \$15.00	Jury Service Jury Service	CVS PHARMACY CYNTHIA ANN LONG	\$44.00 \$15.00	2021CF1852 Jury Service	HICKMAN, MEGAN HICKMAN, MEGAN	\$26.50 \$26.50	2018CF1129 2018CF1129
ALEXANDER KENYATTA POTTER ALEXANDER PAUL LEEBAW	\$30.00 \$30.00	Jury Service Jury Service	CYNTHIA LYNN QUICK DAEJAH AALIYAH DAWES	\$15.00 \$15.00	Jury Service Jury Service	HICKMAN, MEGAN HICKMAN, MEGAN	\$26.50 \$26.50	2018CF1129 2018CF1129
ALEXIS ANDRES COLON COSME ALI-REZA NAYEBI	\$15.00 \$15.00	Jury Service Jury Service	DAJOINNAE IRENA LAWSON DALTON EUGENE WINKLER	\$30.00 \$15.00	Jury Service Jury Service	HICKMAN, MEGAN HICKMAN, MEGAN	\$26.50 \$26.50	2018CF1129 2018CF1129
ALIZAEL TAKEISHA KENDRICK ALVA LOWELL ANDERSON	\$15.00 \$30.00	Jury Service Jury Service	DAMARIA ASHANTI BELL DANIEL SOTO GONZALEZ	\$15.00 \$15.00	Jury Service Jury Service	HICKMAN, MEGAN HICKMAN, MEGAN	\$26.50 \$26.50	2018CF1129 2018CF1129
AMANDA RENEE ARNOLD AMERICAN CHARTERED TITLE AND	\$15.00 \$25.15	Jury Service 202341005732	DANIEL DALE SANTRY DANIEL DUSHCO PETROV	\$15.00 \$15.00	Jury Service Jury Service	HICKMAN, MEGAN HIGHTOWER, RUSSELL	\$53.00 \$96.50	2018CF1129 2013CF2467
AMY JO HEINE ANDERSON, MICHAEL	\$15.00 \$21.50	Jury Service 2014CF281	DANIEL MAURICIO MUNOZ LATORRE DAVID WEIMAN	\$15.00 \$15.00	Jury Service Jury Service	HILLARY ANNE DIAMOND HOLLY MC CLENDON SHAFER	\$15.00 \$15.00	Jury Service Jury Service
ANDERSON, MICHAEL ANDREW ROBERT HALSTEAD TERLAJE	\$79.50 \$30.00	2014CF281 Jury Service	DAVID ALLEN LAPRELLE DAVID AMIR ZARGHAMI	\$15.00 \$15.00	Jury Service Jury Service	HOOTERS HUONG LE	\$14.97 \$15.00	2022MM1632 Jury Service
ANGELA MARIA NAVEJAR ANGELA MARIAH FLORES	\$15.00 \$15.00	Jury Service Jury Service	DAVID ANDREW BUCHAN DAVID ANTONIO MARTIN	\$15.00 \$15.00	Jury Service Jury Service	IBARRA, YOLANDA IRWIN, HAROLD LLOYD	\$120.00 \$10.80	2023CT1349 2023TR6280
ANGELA SUE COOK ANGELIA MAE KENNEDY	\$15.00 \$15.00	Jury Service Jury Service	DAVID CHARLES BAYARD DAVID GERALD RAWLEY	\$15.00 \$15.00	Jury Service Jury Service	ISAIAH MICHAEL GREENWALD J. S., A MINOR	\$15.00 \$75.00	Jury Service 2022CJ370
ANGELINA MARIA TELLEZ ANNITA MARIE MONROE	\$15.00 \$15.00	Jury Service Jury Service	DAVID JAMES AEPPLI DAVID TERJE SWIFT OLSEN	\$15.00 \$30.00	Jury Service Jury Service	JACQUELYNN IONA BACKUS JAFFARES, KIM	\$15.00 \$120.00	Jury Service 2023MM2520
ANTHONY RICHARD ELLIN ANTHONY THOMAS SKINNER	\$15.00 \$15.00	Jury Service Jury Service	DAVID THOMAS ALLISON DAVID WILLIAM STAEHLIN	\$15.00 \$15.00	Jury Service Jury Service	JAMES CAMPBELL PLATT JAMES HARVEY VICARS	\$15.00 \$15.00	Jury Service Jury Service
ANTONIO MENDEZ AONDREA LEE COURAN	\$15.00 \$15.00	Jury Service Jury Service	DAVILA, ISMAEL LUIS GONZALEZ DAVYONNA ESPREE BELL	\$36.00 \$15.00	2023TR2646 Jury Service	JAMES JONATHAN STEVENS JAMES MADISON TAULBEE	\$15.00 \$15.00	Jury Service Jury Service
AQUINO, ITXIAR ARIAS ZAVALA, FERNANDO	\$430.00 \$240.00	2021CF3140 2023CT2881	DAWN MARIE COBB DAWN MICHELLE KORNFELD	\$15.00 \$15.00	Jury Service Jury Service	JAMES TUNSHEIN NEWHALL JAMIE LEIGH BROWN	\$15.00 \$15.00	Jury Service Jury Service
ARMANDO XAVIER VILLASENOR ASHLEY ANN FERRISE	\$30.00 \$15.00	Jury Service Jury Service	DAWSEY, ANDREA DEBRA LYN FALDER	\$46.50 \$15.00	2019CJ1364 Jury Service	JANE ROBIN SMITH JANICE LEE MONAGHAN	\$15.00 \$15.00	Jury Service Jury Service
ASHLEY KATHERINE BURNETTE ASHLEY NICOLE BOND	\$15.00 \$15.00	Jury Service Jury Service	DECLAN BRICE SMITH DEDE, NIKITA	\$15.00 \$125.75	Jury Service 2023MM114	JASON ANDREW STEINBERG JASON SCOTT PLATT	\$15.00 \$15.00	Jury Service Jury Service
ASHLEY NICOLE POLLOCK ASHLYN GRACE O'SHEA	\$30.00 \$15.00	Jury Service Jury Service	DEIPARINE, ADRIENNE MAY DEKOW, ADAM JOHN	\$63.00 \$46.50	2023TR28385 2021CF2485	JEAN MARIE MASTERSON JEFFERSON XAVIER DESOUZA	\$15.00 \$15.00	Jury Service Jury Service
ATHANASIA ELIZABETH GIEGER AUSTIN MICHAEL LYKINS	\$15.00 \$30.00	Jury Service Jury Service	DELANDA, OSHWALD DELGADO, VICTOR RAMIRO	\$175.75 \$31.50	2022MM3589 2023TR28191	JEFFERY KEITH STURGIS JEFFREY CHRISTIAN SCHICK	\$30.00 \$15.00	Jury Service Jury Service
AVA MARIE PANDELOGLOU AZAVIAN ISAIAH GAY	\$15.00 \$15.00	Jury Service Jury Service	DELVIE, CHEYLA S DEMIAYAH MURRAY-THOMPSON	\$737.00 \$15.00	2022CF1000 Jury Service	JEFFREY PETER NELSON JEFFREY SCOTT DUBOIS	\$15.00 \$15.00	Jury Service Jury Service
BALBUENA, ENGLES FANCISCO MORILLO BARNETT, SHAWN		2023TR5179 2010CF2573	DEMICHAEL, RINA RICHARD DENNIS PATRICK JOHNSON	\$10.80 \$15.00	2023TR19045 Jury Service	JENNA-LYNN STEM JENNIFER LYNN SAYKO	\$15.00 \$15.00	Jury Service Jury Service
BARNETT, SHAWN BARNETT, SHAWN	\$46.50 \$46.50	2010CF2573 2010CF2573	DENTING FATRICK JOHNSON DENTON GERCHAM OTTEY DEREK JAMES CUNNINGHAM	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	JENNIFER MAE SCHUELER JENNIFER ROBIN CAPSTICK	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
BATHJE, DONALD BB AND T	\$120.00	2023CT713 2018CF1543	DEREK JAMES CONNINGHAM DEREK WILLIAM KEFFER DEUS, JUANA TOJIN TIQUIRAM	\$15.00	Jury Service 2022CT2996	JERCOIYA KRISTINE WAITERS JEREMY CHARLES EARICK	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
BEEF O BRADYS BENJAMIN CRONIN SCOTT	\$99.50 \$15.00	2016CF1549 Jury Service	DEVON VANHORNE DURAN DIANE WHEATON TEREBESI	\$15.00 \$15.00	Jury Service Jury Service	JEREMY KYLE FORRESTER JERRITT CHARLES HALLENBECK	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
BENJAMIN CRONIN SCOTT BENJAMIN DANIEL GERVAIS BENJAMIN ROBERT BLAIR	\$30.00 \$15.00	Jury Service Jury Service	DIANNA MARIE SMITH DIAS, FERNANDO ESPINOZA	\$15.00 \$15.00 \$120.00	Jury Service Jury Service 2023TR18493	JERRY L ROBERTSON JESSE PRESSWOOD WATSON	\$30.00 \$15.00	Jury Service Jury Service Jury Service
BERINA FURA BERRY, TUCKER	\$15.00 \$15.00 \$120.00	Jury Service 2023CT1834	DILAVOIX, MICANORD DODGE, ANNE MARIE	\$120.00 \$120.00 \$10.80	2020CT798 2023TR3645	JESSICA LYNN GARZA JESSICA VOTOUR PAYTON	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
BESS, LEONOR MARIA BIENAIME, WENDY	\$106.00 \$10.80	2023TR2749 2023TR20618	DOLLAR GENERAL DONALD SIRIANNI	\$10.57 \$15.00	2021MM2738 Jury Service	JESUS GALLO JETER, BAILEY SARA	\$15.00 \$15.00 \$27.00	Jury Service 2023TR16000
BRANDON JOSEPH CABLE BRANDY NAKIA STEWART	\$15.00	Jury Service	DONALD RAY HILL	\$15.00	Jury Service	JILL STOREY JILL M LITZINGER	\$15.00	Jury Service Jury Service
BRANT, BERNA	\$15.00 \$26.50 \$10.80	Jury Service 2018CF1129 2023TR12776	DONNA KATHLEEN BOWDOIN DORCELLY, ROSE CARMELLE DR RAMELA WELCHT	\$30.00 \$10.80 \$22.00	Jury Service 2023TR23153 2018CF2024	JILLIAN ANN PRICE	\$15.00 \$15.00 \$523.75	Jury Service Jury Service 2023CT1417
BREITENSTEIN, TYLER KEITH BRIAN KEITH HUGHES BRIAN MATTHEW SMILDE	\$15.00	Jury Service	DR PAMELA WRIGHT DUARTE RODRIGUEZ, IVANIA ELENA	\$31.50	2013CF2024 2023TR14275 202341090844	JIMENEZ, SERGIO JIMMY TERRIBLE	\$15.00 \$15.00	Jury Service
BRIDGET NICOLE EANES BRIGGS LAWRENCE RIFE	\$30.00 \$15.00	Jury Service Jury Service	DUNE LAKES TITLE LLC EASY HOME EASY HOME	\$93.50 \$35.50 \$93.00	202341090844 2015CF3524 2015CF3524	JOAN LESLEY JONES JODY MARIE DIERCKS JOEL WILLIAM BICKEOPP	\$15.00	Jury Service Jury Service
BROWN, MIKAYLA LYNN	\$15.00 \$510.68	Jury Service	EASY HOME EBONIE VONCHE' JOHNSON	\$96.50	2015CF3524 2015CF3524 Jury Service	JOEL WILLIAM BICKFORD JOHN CHRISTOPHER SLOAN JOHN CODY SCHAFFFER	\$30.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service
BROWNFIELD, ADAM BRUBAKER, LOWELL	\$314.00 \$1,250.00	2011CF4550 2012CF2505 2018MM4804	EDNA LETICIA TORRES VEGA	\$15.00 \$15.00	Jury Service Jury Service Jury Service	JOHN CODY SCHAEFFER JOHN JOSEPH MEDICO	\$15.00 \$15.00 \$15.00	Jury Service
BRUCE CUNNINGHAM BRUCE, LEONARD P BRYAN ANTHONY BEATTY PEDLER	\$620.00 \$16.50 \$15.00	2020CJ295 Jury Service	EDWARD JOSEPH FERENCE EDWARD WILLIAM MORRELL-ADAMS ELAM, GARRY G	\$30.00 \$15.00 \$11.50	Jury Service Jury Service 2014CF312	JOHN MICHAEL STRANOVSKY JOHN MICHEAL TRAVER JOHN PATRICK BERKEY	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service
BURGESS, CHRIS BUZZI, TITO	\$250.00 \$500.00	2023MM2460 2023MM3181	ELECTRIC, SLENTZ ELEX GERALD CRISP	\$78.00 \$15.00	2017CF850 Jury Service	JOHN RICHARD SCHINDLER JOLIE HOWARD AYO	\$15.00 \$15.00 \$30.00	Jury Service Jury Service Jury Service
BYRON JUDSON GRIMES BYRON TYRONE EVANS	\$15.00 \$30.00	Jury Service Jury Service	ELIZABETH MARQUEZ ELIZABETH LEEMARIE PRUNTY	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	JONATHAN QUILES JONATHAN HENRY DIERINGER	\$15.00 \$15.00	Jury Service Jury Service
CAILYN ANNE CARUSO CALI SUE JOHNSON	\$15.00 \$15.00	Jury Service Jury Service Jury Service	ELIZABETH RENEE GUERRERO ELLEN JEAN BERDUSCO	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	JONES, AJANIQUE LEANNA JONES, ANN	\$27.00 \$46.50	2023TR4313 2011CF67
CALVIN THURING PINE CARLEE ELAINE KRAUS	\$15.00 \$15.00 \$15.00	Jury Service Jury Service	ELWELL, DONNA C EMILIE ODETTE CAMPOS	\$52.54 \$15.00	2004MM6143 Jury Service	JONES, ANN JONES, ANN	\$46.50 \$46.50	2011CF67 2011CF67
CARLEE ELAINE KRAUS CARMEN SPIKER CAROL ANN ABERCROMBIE	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	EMILY PAIGE BRUNNER-CHALTIS ENTERPRISE RENT A CAR	\$15.00 \$15.00 \$208.32	Jury Service Jury Service 2020CF898	JONES, ANN JONTARRIA NICOLE MERCY DEVEAUX JOSE' RENE' CUARTA	\$15.00 \$30.00	Jury Service Jury Service
CAROL ANN ABERCROMBIE CAROLINE CARNEY BIRCH CAROLYN ELLEN NIELSEN	\$30.00 \$15.00	Jury Service Jury Service	ERIC ALEXANDER CRUZ ERIC ALLAN SIBUL	\$15.00 \$15.00	Jury Service Jury Service	JOSE RENE COARTA JOSEPH DANIEL COLE JOSEPH K NANTHAVONG	\$15.00 \$15.00	Jury Service Jury Service Jury Service
CARRASCO, MAYNOR CENTENO CARRICARTE, CANDICE JUNE	\$673.75 \$10.80	2022CT2400 2023TR7845	ERIC CHRISTOPHER BIEHL ERIC ODELL DUNBAR	\$15.00 \$15.00 \$15.00	Jury Service Jury Service	JOSEPH RENE BEAULIEU JOSHUA JAMES GOFORTH	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service
CARROLL, ADAM EDWARD	\$10.80 \$10.80 \$37.00	2023TR1585 2023TR10343	ERIN DAKIN DRAKE ERIN ELIZABETH LUMIA	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	JOSHUA TROY VELARDE JOUBERT GEORGES	\$30.00 \$15.00	Jury Service Jury Service Jury Service
CARSWELL, SHAQUILLE TYKIM CASHOP PAWN SHOP CASSIDY, GERALD P	\$100.00 \$27.00	2021CF69 2023TR9847	ERIN PAIGE DUNNE ESTATE JEWELRY AND PAWN	\$15.00 \$15.00 \$43.50	Jury Service 2010CF4251	JOURNEY CHANDLER COLLINS BALDWIN JUAN ABEL TAX-JUAREZ		Jury Service Jury Service
CATHERINE H VAN AKEN CATHERINE MICHELLE SANCHEZ JOYNT	\$15.00	Jury Service Jury Service	ESTATE JEWELRY AND PAWN ETHAN SPENCER MUDRICK	\$56.50 \$15.00	2010CF4251 Jury Service	JUANALUZ ORTIZ JUDITH QUINN DAUBERT	\$15.00 \$15.00	Jury Service Jury Service
CATHERINE SUSAN LUDWIG CEDAR CREEK MCMULLEN-PALMER	\$30.00 \$15.00	Jury Service Jury Service	ETHAN TOUBEE YANG EVAN RILEY WILSON	\$15.00 \$15.00	Jury Service Jury Service	JULIA FRANCES HALLMAN JULIA LYNN LAGANA	\$15.00 \$15.00	Jury Service Jury Service
CELESTE MARIE MATTHEWS CENTRAL CHRISTIAN CHURCH	\$15.00 \$15.00 \$21.50	Jury Service 2008CF4034	FAMILY DOLLAR FERDON, ELVENADA	\$13.10 \$10.80	2022MM488 2023TR27328	JULIANNA ASHLEY MCCARTER JULIO CESAR HENRIQUEZ	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
CENTRAL CHRISTIAN CHURCH CFS BENEFIT RECOVERY	\$43.00 \$50.00	2008CF4034 2016CF3381	FERNANDO DANIEL CEPEDA FIFTH THIRD BANK	\$15.00 \$36.50	Jury Service 2008CF3367	JURADO, HECTOR JURADO, HECTOR	\$247.99 \$322.01	2011CF1744 2011CF1744
CHARLES JARRETT CREASER CHARLEY PAYGE BOGGS	\$15.00 \$15.00	Jury Service Jury Service	FLORES, ERIKA FOGARTY, PATRICK FRANK	\$500.00 \$10.80	2021CF1137 2022TR31842	JUST IN TYME CYCLES JUSTIN JULY MALIA	\$38.61 \$15.00	201CF3386 Jury Service
CHARLET FATGE BOGGS CHASE ALEXANDER BARNES CHECKERS	\$15.00 \$15.00 \$46.50	Jury Service 2020CF3059	FRANCES RIPPCONDI FRANK JOSEPH BRAUER	\$15.00 \$15.00	Jury Service Jury Service	JUSTIN JULI MALIA JUSTIN PATRICK LONGENBERGER JUSTIN THOMAS FITZGERALD	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
CHECKERS CHECKERS	\$50.00 \$50.00	2020CF3059 2020CF3059 2020CF3059	GABRIEL MENDEZ GABRIELA AMANDA FINKELSTEIN	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service	KAITLYN JOY GELO KALI MARIE MALLEY PRITCHARD	\$15.00 \$15.00 \$15.00	Jury Service Jury Service
CHECKERS CHERYL MAUREEN HEARN	\$100.00 \$15.00	2020CF3059	GAMESTOP GARCIA VILLARMIL, LORENZO G	\$66.20 \$175.75	2019CF3570 2022MM3337	KAREN IANNACONE KAREN C PAGE	\$15.00 \$15.00 \$15.00	Jury Service
CHENTE MAUREEN HEARN CHHOM DUONG CHIANNA RAE STEWART	\$15.00 \$15.00 \$15.00	Jury Service Jury Service	GARCIA VILLARMIL, LORENZO G GARCIA, ELVIA GARY MICHAEL MARTELL	\$1,500.00 \$15.00		KATHERINE MARGARET CARPENTER KATHY SMITH MCREYNOLDS	\$15.00 \$15.00 \$15.00	Jury Service Jury Service Jury Service
CHLOE ELLE KIRKLAND	\$15.00	Jury Service Jury Service Jury Service	GAVIN MICHAEL VUKODER	\$15.00	Jury Service	KAYCE RENEE BABCOCK	\$15.00	Jury Service
CHRISTI ELAINE GALLUP CHRISTINA MARIE HALLINAN CHRISTOPHER ALAN CLENN	\$15.00 \$30.00 \$15.00	Jury Service Jury Service	GENARO ISRRAEL DIEGO-MARTINEZ GEORGE DRAGON GERALD LYNN IONES	\$15.00 \$15.00	Jury Service Jury Service	KAYLA NICOLE BITTON KEITH ERROLL PRANGE KE'ION ERED ROBINSON	\$15.00 \$15.00	Jury Service Jury Service
CHRISTOPHER ALAN GLENN CHRISTOPHER ALLAN COOK CHRISTOPHER DAVID DEGRAW	\$15.00 \$15.00	Jury Service Jury Service	GERALD LYNN JONES GESNER JUNIOR BIEN AIME GIANNA BELLA LINGABELLA	\$15.00 \$15.00	Jury Service Jury Service	KE'JON FRED ROBINSON KELSEY ANN WALKER KELSI NICOLE SHELDON	\$15.00 \$15.00	Jury Service Jury Service
CHRISTOPHER IAN BERRY	\$15.00 \$15.00	Jury Service Jury Service	GIANNA BELLA UNGARELLI GIBBONS, VERGINYA JOAN GIRSON DANIEL JAY	\$15.00 \$10.80	Jury Service 2022TR31498	KELSI NICOLE SHELDON KERA NICOLE LITERAL KEVIN NOCLIES	\$30.00 \$15.00	Jury Service Jury Service
CHRISTOPHER SHAWN BENAFIELD CIRCLE K	\$15.00 \$21.50	Jury Service 2012CF4118	GIBSON, DANIEL JAY GILLIAN LASH PERLINSKI	\$10.80 \$15.00	2023TR3649 Jury Service	KEVIN NOGUES KEVIN QUEZADA-GONZALEZ	\$15.00 \$15.00	Jury Service Jury Service
CIRCLE K CIRCLE K	\$21.50 \$51.50	2012CF4118 2022MM375	GILLIAN RUTH ECKER GILSAMARIE HERNANDEZ TORRES GINO THOMAS CICLIO	\$15.00 \$15.00	Jury Service Jury Service	KEVIN MICHAEL COLLINSWORTH KIM HOENLE BOYD VIMPERI BY ANN HEISIC	\$15.00 \$15.00	Jury Service Jury Service
CIRCLE K CIRCLE K COASTAL OPTHOPEDICS	\$40.50 \$46.50	2008CF627 2008CF627	GINO THOMAS GIGLIO GLORIA CHICA CRADIELA MANCILLAS	\$15.00 \$15.00	Jury Service Jury Service	KIMBERLEY ANN HEISIG KIMBERLY ANN PERREIRA	\$15.00 \$15.00	Jury Service Jury Service
COASTAL ORTHOPEDICS AND SPORTS MEDICINE COASTAL ORTHOPEDICS	\$21.50	2013CF2477	GRABIELA MANCILLAS GREENBERG, THAYER JUDITH GUADALUBE HERNANDEZ, BLANCA	\$15.00 \$27.00	Jury Service 2023TR5988	KINSEY THOMAS KINSEY, BRANDON KIRTI VILAY SOLANKI	\$15.00 \$31.50	Jury Service 2020MM1768
COASTAL ORTHOPEDICS AND SPORTS MEDICINE COASTAL ORTHOPEDICS	\$26.50	2013CF2477	GUADALUPE HERNANDEZ, BLANCA HALL, ADRIAN JAMES	\$10.80 \$60.00	2023TR25881 2023TR14038	KIRTI VIJAY SOLANKI KLARA PERITY	\$15.00 \$15.00	Jury Service Jury Service
COASTAL ORTHOPEDICS AND SPORTS MEDICINE COASTAL OPTHOPEDICS	\$26.50	2013CF2477	HAND, JUSTIN DARBY HANNAH ROSE-ELLEN ANDERSON	\$46.50 \$15.00	2022CF452 Jury Service	KLYCHKOV, TIMOFEY KMART	\$10.80 \$36.50	2023TR5890 2018CF3326
COASTAL ORTHOPEDICS AND SPORTS MEDICINE CODY JAMES RAWLS	\$26.50 \$15.00	2013CF2477 Jury Service	HARRIS, MARK HARRISON LEE PEARL HAUN, LISA BETH	\$50.00 \$15.00 \$10.80	2022CF2256 Jury Service 2023TR1003	KMART KMART KMART	\$36.50 \$36.50 \$36.50	2018CF3326 2018CF3326 2018CF3326
COLLEEN HOLLY SHAVER	\$15.00	Jury Service Jury Service	HAYLIE ELIZABETH ASHER	\$15.00	Jury Service	KMART	\$36.50	2018CF3326 2018CF3326 es on next page**
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#### **MANATEE COUNTY** Busines

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# --- UNCLAIMED MONIES ---

			UNCLAIMED N	MONIES				
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Owner and/or Plaintiff Defendant / Plaintiff KMART	Amount \$36.50	Case Number 2018CF3326	Owner and/or Plaintiff Defendant / Plaintiff MUNOZ, YOLANDA LUNA	Amount \$364.00	Case Number 2023CT1027	Owner and/or Plaintiff Defendant / Plaintiff SEFARRA, GAIL		Case Number 2022MM3708
KMART	\$36.50	2018CF3326	NADIA MARIA OBRIN	\$15.00	Jury Service	SELENA MARIE LAVIGNE	\$30.00	Jury Service
KMART	\$37.00	2018CF3326	NAHOMIE ST CYR	\$15.00	Jury Service	SERGIO MANUEL PINA ORTIZ	\$15.00	Jury Service
KMART	\$37.00	2018CF3326	NAIRA EDIT RAMIREZ ROMERO	\$15.00	Jury Service	SETTER, DANIEL NICHOLAS	\$500.00	2023MM998
KRAMER, PAUL	\$500.00	2023MM179	NATALY MARIE LUNA	\$15.00	Jury Service	SHANNON MAIREAD FUREY	\$15.00	Jury Service
KRISTINA KIM KLEIDON	\$30.00	Jury Service	NATALYA ELIZABETH UMANA	\$15.00	Jury Service	SHAWN GREGORY LEFLAR	\$15.00	Jury Service
KRISTINE ELIZABETH PEARSON	\$15.00	Jury Service	NATHAN EUGENE BERK	\$15.00	Jury Service	SHEFFIELD, SHEENA L	\$10.80	2023TR13062
KRISTYNA MARIE WOODS	\$15.00	Jury Service	NATHAN MARK CAMPBELL	\$15.00	Jury Service	SHEILA MARIE MARCIA LEDINA	\$15.00	Jury Service
KYLE JAMES SILVERS	\$15.00	Jury Service	NATHANIEL PAUL BUCK	\$15.00	Jury Service	SHELBY LAUREN WESTLAKE	\$45.00	Jury Service
KYLE MATTHEW VILLARANTE	\$15.00	Jury Service	NEHEMIAH EZRA GOODE	\$15.00	Jury Service	SHERRIE ANNE KREDER	\$15.00	Jury Service
KYLE VONWOLF KIMPTON	\$15.00	Jury Service	NELSON ERNESTO MURILLO	\$15.00	Jury Service	SHERRY LYNN BOGLARSKY	\$15.00	Jury Service
LA FAMILIA PAWN JEWELRY	\$21.50	2022CF2980	NIA ROSE CHILENSKY	\$30.00	Jury Service	SHERYL LYN FLANNERY	\$15.00	Jury Service
LA FAMILIA PAWN JEWELRY	\$46.50	2022CF2980	NICHOLAS JAMES RANALDO	\$15.00	Jury Service	SHIEBLER, RYLEY	\$105.75	2023MM1080
LACEY BREANNE GOLDSMITH	\$15.00	Jury Service	NICHOLAS KENNETH LAYNE KNOWLES	\$45.00	Jury Service	SILGNENA, ANNE MARLY	\$10.80	2023TR4748
LAGUNA, GABRIEL BARAJAS	\$31.50	2023TR15444	NICOLAS, STEPHANIE	\$18.00	2023TR18696	SIMONS, JOHN DAVID	\$10.80	2023TR24097
LAMARION DEION MIKAL GIBSON	\$15.00	Jury Service	NIKKI LYNN HUDSON	\$15.00	Jury Service	SIZEMORE, HEATHER	\$450.00	2023CT156
LANDY VALLIERE	\$15.00	Jury Service	OBRIEN, MAGALY ALDANA	\$10.80	2023TR18034	SMITH, LORA	\$21.50	2008CF986
LANE, ANTHONY PETER	\$10.80	2023TR25533	OLIVIA MONTEMAYOR RAMIREZ	\$30.00	Jury Service	SMITH, LORA	\$21.50	2008CF986
LAUREN NICOLE RITCHIE	\$15.00	Jury Service	OLIVIA SUNRISE ROOT	\$15.00	Jury Service	SMITH, LORA	\$21.50	2008cf986
LAURIE ANN BURLOCK	\$15.00		ORTIZ, MARIELI GUADALUPE MENDEZ	\$500.00	2023MM151	SMITH, LORA	\$21.50	2008CF986
LEFEVRE, JEFFREY	\$2,450.00		OSORIO, DAISY RUIZ	\$235.00	2023MM2370	SMITH, LORA	\$21.50	2008CF986
LEFFLER, SHANON	\$31.50	2023TR6615	OSWALDO ELOY AGELVIS	\$15.00	Jury Service	SMITH, LORA	\$21.50	2008CF986
LENTZ, BRIAN JAMES	\$54.50	2015CF2072	OWENS, AUSTIN GACE	\$10.80	2023TR15232	SMITH, LORA	\$21.50	2008CF986
LEO MICHAEL GELLERT	\$45.00	Jury Service	PAGE, CYNTHIA	\$25.00	2012CJ1140	SMITH, WENDY KELLER	\$46.50	2013CF3148
LEONARD WASHINGTON	\$15.00	Jury Service	PAGE, CYNTHIA	\$25.00	2012CJ1140	SOMNANG JEFFREY TAUCH	\$15.00	Jury Service
LEONORA DECERIO	\$15.00	Jury Service	PAIGE CHRISTINE TERRY	\$15.00	Jury Service	SOPHIA CLAIR HOLT	\$15.00	Jury Service
LESHA CHRISTIE JONES	\$30.00	Jury Service	PALLARES, FRANCISCO PALMAVARGAS, MITCHEL FELIPE	\$10.80	2023TR6755	SOTO COLON, TONDRA	\$70.00	2022CT2880
LEXANI MARGARITA MARROQUIN	\$15.00	Jury Service		\$100.00	2022CF382	SOTO, KEILA	\$10.80	2023TR26797
LIANA AMELIA CAMPISCIANO	\$15.00	Jury Service	PATEL, ASHABEN	\$10.80	2023TR12576	SOUDABEH HIRMANPOUR	\$15.00	Jury Service
LINDSEY MARIE WILLIAMS	\$15.00	Jury Service	PATEL, ASHISHKUMAR KESHAVLAL	\$10.80	2023TR7803	SOUIAI, IBRAHIM	\$16.75	2022CF3371
LISA ELENA HAYNES	\$15.00	Jury Service	PATRICK DOUGLAS FIORE	\$15.00	Jury Service	SPIWAK, JOHN DAVID	\$35.00	2013CF4520
LISA KAY SYLVESTER	\$15.00	Jury Service	PATRICK DYLAN CONNER PAUL ANTHONY STROMBERG	\$15.00	Jury Service	SPIWAK, JOHN DAVID	\$46.50	2013CF4520
LITTLE, MICHAEL	\$500.00	2023MM2819		\$15.00	Jury Service	SPIWAK, JOHN DAVID	\$46.50	2013CF4520
LOPEZ, KELLY	\$1,918.00	2022CT3029	PAZINK, DAGMAR	\$150.00	2006CJ2774	SPIWAK, JOHN DAVID	\$46.50	2013CF4520
LOPEZ, OZZIE RAYMOND	\$10.80	2022TR30468	PEGGY EDWARDS WITT	\$15.00	Jury Service	SPIWAK, JOHN DAVID	\$46.50	2013CF4520
LOUIS, SHARON D LOUIS, SHARON D	\$86.52	2016CF1688 2016CF1688	PERDUE BRANDON FIELDER COLLINS AND MOTT LLP		•	SPIWAK, JOHN DAVID	\$46.50	2013CF4520 2013CF4520
LOWERY, SHANNON	\$57.32 \$28.50	2015CF4064	PERDUE BRANDON FIELDER COLLINS	\$35.00	2022TR13137	SPIWAK, JOHN DAVID SPIWAK, JOHN DAVID	\$46.50 \$46.50	2013CF4520
LUIS, CRISTELA LUNA, JOYERIA	\$54.00 \$100.00	2023TR24272 2021CJ994	AND MOTT LLP 2018TRIG		005CF2939, 16263,2022TR9633	SPIWAK, JOHN DAVID SPIWAK, JOHN DAVID	\$46.50 \$46.50	2013CF4520 2013CF4520
LUNA, JOYERIA	\$100.00	2021CJ994	PEREZ, PABLO	\$120.00	2020CT2799	SPOSATO, JAMES F	\$198.75	2022MM918
LUNA, JOYERIA	\$155.00	2021CJ994	PINEDA, ISIDRO	\$74.00	2022CF2399	STACY CENTENO	\$15.00	Jury Service
LYNN ELIZABETH YAGER	\$15.00	Jury Service	PINTO, MARY	\$120.00	2022CT1870	STARBUCKS	\$16.50	2017CJ697
MACDONALD, DUNCAN FRASER	\$400.00	2020CT2038	PISANI JEWELERS	\$300.00	2013CF2604	STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697
MADISON MARIE BREMER	\$15.00	Jury Service	PREVELL G LOYD	\$15.00	Jury Service	STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697
MAINARDI, STEVEN J	\$407.49	2023MM178	PURDY, MICHAEL JOHN	\$19.50	2012CF1813	STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697
MALACHI ALAN ALLMAN	\$15.00	Jury Service	PURDY, MICHAEL JOHN	\$80.50	2012CF1813	STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697
MALEK, JUSTIN IAN MALISSA JOAN BOUKNIGHT	\$27.00	2023TR28040 Jury Service	QUINOTZIQUIN, LUIS QUINTANA, YORDANY FERNANDEZ	\$50.00	2023CT423 2023TR8102	STATE AUTO INSURANCE COMPANIES STATE AUTO INSURANCE COMPANIES	\$16.50	2017CJ697 2017CJ697CX
MALONE, LARA	\$15.00 \$10.80	2023TR23676	RACHAEL ANN LEFTWICH	\$10.80 \$15.00	Jury Service	STEFANO, JUAN JOSE	\$16.50 \$240.00	2023CT715
MANATEE COUNTY PUBLIC WORKS	\$25.00	2021CF2205	RACHEL LEAH PRAGER	\$15.00	Jury Service	STEPHANIE MARIE SIMMONS	\$15.00	Jury Service
MANATEE COUNTY PUBLIC WORKS	\$25.00	2021CF2205	RADHIKA WARRIER CONNOLLY	\$15.00	Jury Service	STEPHEN MICHELE HARRIS	\$15.00	Jury Service
MANATEE COUNTY PUBLIC WORKS	\$125.00	2021CF2205	RAMOS, ALEXANDRA	\$25.95	2021CT2376	STEPHEN ROY CARTANO	\$15.00	Jury Service
MANATEE METALS	\$50.88	2012CF1232	RANDY JOHN ILLIKMAN	\$15.00	Jury Service	STEVEN MATTHEW WHITE	\$15.00	Jury Service
MARCOS PIZZA	\$1,500.00	2019CF3569	RANDY L COOPER	\$15.00	Jury Service	STOREY, JANE	\$68.00	2021MM1768
MARCUS JARU BEHRMAN	\$15.00	Jury Service	RAUL SOTO	\$15.00	Jury Service	STUART ALLEN STROME	\$15.00	Jury Service
MARIA CLAIRE PUGLIESE	\$15.00	Jury Service	RAYMOND LEE GEARHART	\$15.00	Jury Service	SUMMER RENEE SEDLACEK	\$15.00	Jury Service
MARIA GUADALUPE MANCILLAS	\$15.00	Jury Service	REBBECCA LEE SLY	\$30.00	Jury Service	SWAN, KATRINA	\$500.00	2016CF3800
MARIA REBECCA SOSA	\$15.00	Jury Service	REDDY, SRIJA ANANTHA	\$27.00	2023TR24916	SYLVESTER SIMS	\$15.00	Jury Service
MARIAN RODLAND-DUNN	\$15.00	Jury Service	REED, MICHAEL	\$31.29	2012CF172	TAMARA LOUISE DEWEY	\$15.00	Jury Service
MARIANN MURPHY	\$15.00	Jury Service	REED, MICHAEL	\$46.50	2012CF172	TAYLOR NICOLE SAGE	\$15.00	Jury Service
MARISSA LYNN ADDISON	\$15.00	Jury Service	REED, MICHAEL	\$46.50	2012CF172	TESSIERI, JESSICA	\$120.00	2021MO2540
MARISSA MARIE LESSELROTH	\$15.00	Jury Service	REGINALD LESTER GRIGGS	\$15.00	Jury Service	THE MEMORY MAKER	\$447.67	2003CF4044
MARK KARL SCHENK	\$15.00	Jury Service	RENAE BETH SNYDER	\$15.00	Jury Service	THERESA ANN PRICE	\$15.00	Jury Service
MARK LEO SIEMER	\$15.00	Jury Service	RENEE LYNN RODOCKER	\$15.00	Jury Service	THERESA JO RIDDLE	\$15.00	Jury Service
MARK WILLIAM KIMBEL	\$15.00	Jury Service	RICHARD CELESTINO BIANCHI	\$15.00	Jury Service	THOMAS JOSEPH MEEHAN	\$15.00	Jury Service
MARQUIS GONZALEZ	\$15.00	Jury Service	RICHARD EUGENE SKINNER	\$15.00	Jury Service	THOMAS RICHARD TYSON	\$15.00	Jury Service
MARTELLO, DONALD	\$39.88	2023MM2442	RICHARD F CHAMBLIN	\$45.00	Jury Service	TIFFANY MICHELLE-LYNN HUGHES	\$15.00	Jury Service
MARTINEZ CORREA, JOSE MANUEL	\$10.80	2023TR10863	RICHARDSON, CRYSTAL	\$21.50	2008CF3718	TIFFANY SCOTT NICKS	\$15.00	Jury Service
MARTINEZ, JULIO IVAN MADERA	\$10.80	2023TR2586	RICHARDSON, CRYSTAL	\$21.50	2008CF3718	TIMOTHY CHRISTOPHER RENYER	\$30.00	Jury Service
MARTINEZ, OSCAR ZELAYA	\$500.00	2023MM1019	RICHARDSON, CRYSTAL	\$21.50	2008CF3718	TIMOTHY EARL KNOPF	\$15.00	Jury Service
MARVIN NATHANIEL JONES	\$15.00	Jury Service	RICKERT, AMBER	\$39.50	2015CF230	TINA STOPKO	\$15.00	Jury Service
MARY PATRICIA KULCHAR	\$15.00	Jury Service	RICKERT, AMBER	\$39.50	2015CF230	TJ MAXX	\$26.50	2022MM760
MARY YOUSSEF BADAWY	\$15.00	Jury Service	RICKERT, AMBER	\$39.50	2015CF230	TJ MAXX	\$26.50	2022MM760
MATTHEW ADRIAN WILLIAM STICKLANI	\$15.00	Jury Service	RICKY STEWART PEARCE	\$15.00	Jury Service	TONYA CHRISTINE LEE	\$15.00	Jury Service
MATTHEW GREGORY MERCIER	\$15.00	Jury Service	RIVERA, JANYRIS	\$36.00	2022CT831	TORRES, EDUARDA	\$46.50	2011CF3137
MATTHEW H WHITE	\$15.00	Jury Service	RIZZO, CAMILLO	\$46.50	2010CF297	TORRES, EDUARDA	\$46.50	2011CF3137
MATTHEW JAY HOPPER	\$15.00	Jury Service	RIZZO, CAMILLO	\$46.50	2010CF297	TORRES, EDUARDA	\$46.50	2011CF3137
MATTHEW PETER GOFF	\$15.00	Jury Service	RIZZO, CAMILLO	\$46.50	2010CF297	TORRES, EDUARDA	\$93.00	2011CF3137
MATTHEW ROBERT WALTON	\$15.00	Jury Service	RIZZO, CAMILLO	\$46.50	2010CF297	TORRES, EDUARDA	\$93.00	2011CF3137
MAYEDO, YAMILSIS MATOS	\$21.60	2023TR7211	RIZZO, CAMILLO	\$46.50	2010CF297	TRACEY ANNETTE LOVELACE	\$15.00	Jury Service
MCCARTER, MARILYNN	\$50.75	2022MM2394	RIZZO, CAMILLO	\$46.50	2010CF297	TRANE AIR	\$46.50	2011CF2428
MCCUISTON, SHEILA ELIZABETH	\$10.80	2023TR8578	ROAD FORCE CA INC	\$103.00	2023TR27778	TRANE AIR	\$46.50	2011CF2428
MCGRAW, EDWARD	\$16.50	2012CF3957	ROBERT RUMPH	\$15.00	Jury Service	TRANE AIR	\$46.50	2011CF2428
MCKENNA C SUBBARAO	\$15.00	Jury Service	ROBERT BRUCE HITE	\$15.00	Jury Service	TRAVIS ROYCE BUCKLEY	\$15.00	Jury Service
MEGHAN NICOLE HUBBARD	\$15.00	Jury Service	ROBERT CRAIG BIRNER	\$15.00	Jury Service	TREJO, BERTHA VEGA	\$120.00	2023CT390
MEJIA-HERNANDEZ, ABLE ABDIAS	\$500.00	2023MM3311	ROBERT DONALD PIETSCH	\$15.00	Jury Service	TRISTAN JAMES BAILEY	\$15.00	Jury Service
MELANY ROSE AYALA	\$15.00	Jury Service	ROBERT EDWARD FRISCIA	\$15.00	Jury Service	TRISTAN SCOTT GAY	\$15.00	Jury Service
MELINA IRIE BJORNSTAD-SKIDMORE	\$15.00	Jury Service	ROBERT LOUIS REGUZZONI	\$15.00	Jury Service	TRUJILLO, JUAN MORALES	\$334.00	2023MM2403
MELINDA DAWN MAYS	\$15.00	Jury Service	ROBERT LYN JOHNSON	\$15.00	Jury Service	TUEGOLS, EDUARDO MONS	\$120.00	2023CT3779
MELISSA ANN BROSNAN	\$15.00	Jury Service	ROBERT SAMUEL MIXON	\$15.00	Jury Service	TYLER JAMES BARNHOLT	\$15.00	Jury Service
MELISSA ANNE SILVER	\$15.00	Jury Service	ROBERTO QUINTANAR	\$75.00	Jury Service	TYSON PHELPS	\$15.00	Jury Service
MELISSA K DEDLOFF	\$15.00	Jury Service	ROBERTO CHRISTIAN SANTIAGO	\$15.00	Jury Service	ULYSSES STERLING HARPER	\$15.00	Jury Service
MENDEZ-JIMENEZ, ANDREA	\$1,000,00	2023MM381	ROBINSON, JERRY LOUIS	\$10.80	2023TR1595	VALUE PAWN	\$65.55	2016CF3185
MENDIOLA ZAPTA, WILBER AGUSTIN	\$690.00	2023MM17	ROCAFORTVEGA, AXEL JULIAN	\$300.00	2022CF3272	VALUE PAWN	\$340.87	2016CF3051
METRO PCS	\$21.50	2017CF2671	ROCHE, RITA LOUISA	\$10.80	2023TR18973	VALUE PAWN AND JEWELRY	\$13.00	2010CF4251
METRO PCS	\$21.50	2017CF2671	RODERICK MIGUEL GONZALES	\$15.00	Jury Service	VALUE PAWN AND JEWELRY	\$56.50	2010CF4251
METRO PCS METRO PCS	\$21.50 \$146.50	2017CF2671 2017CF2671	RODRIGUEZ, OSNIEL VEGA ROGER DELANO HOLLOWAY	\$120.00 \$15.00	2023CT818 Jury Service	VANESSA ROVIRA VELASQUEZ RODRIGUEZ,	\$70.00	2022MM3269
MEZA DIAZ, JORGE LUIS	\$27.00	2023TR18318	ROMANIQUE FATIMA ALLENE HALL	\$30.00	Jury Service	HECTOR RAFAEL	\$10.80	2023TR22454
MIAH SAMONE LOWMAN	\$15.00	Jury Service	ROMINA FLORENCIA LANKFORD	\$15.00	Jury Service	VERA, SERGIO	\$500.00	2022MM3639
MICHAEL ANDREW BROOKS	\$15.00	Jury Service	ROMINA FLORENCIA LANKFORD	\$15.00	Jury Service	VICENTE PEREZ	\$15.00	Jury Service
MICHAEL ARTHUR SHAPPELL	\$45.00	Jury Service	ROSSANNE VARNEDOE	\$15.00	Jury Service	VICKERS, MERCEDES RAY	\$31.50	2023TR3927
MICHAEL CRAIG HEPNER	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VICTOR MANUEL PERALES	\$15.00	Jury Service
MICHAEL IVAN JONES	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VICTORIA JEAN BELK	\$15.00	Jury Service
MICHAEL JAMES DONOVAN	\$30.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VICTORIA LYNN NICHOLSON	\$15.00	Jury Service
MICHAEL JOHN CSIZMAR	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VICTORIA LYNN SMITH	\$30.00	Jury Service
MICHAEL MESA MERCHANT	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VIDALIA MONSIVAIS	\$15.00	Jury Service
MICHAEL VERNON LESTER ROOK	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VILLARMIL, LORENZO G GARCIA	\$500.00	2022MM3336
MICHAEL WAYNE TURNER	\$15.00	Jury Service	RULE, GENE	\$41.50	2012CF66	VINHAS, RAIANE BITTENCOURT	\$27.00	2023TR9753
MICHALEK, SUSAN	\$150.00	2016CF3740	RULE, GENE	\$41.50	2012CF66	VIVIAN Y BAKER	\$15.00	Jury Service
MICHELE ANN EIGER	\$15.00	Jury Service	RUTH ANNA WEAVER	\$45.00	Jury Service	WAGNER, STEWARD		0 2007CF1766
MICHELLE MARIE WATTS	\$15.00	Jury Service	RYAN CHRISTOPHER BREWER	\$15.00	Jury Service	WALMART		2020MM3528
MICHELLE RENEE KOHN	\$15.00	Jury Service	RYAN PERRY HYATT	\$15.00	Jury Service	WALMART	\$21.50	2022MM2368
MIKAEL GABRIEL RIEMBAUER	\$15.00	Jury Service	RYAN WILLIAM LANGWORTHY	\$15.00	Jury Service	WALMART	\$21.50	2022MM2368
MILORD, CLACK	\$27.00	2023TR28658	SABRA ANNE LIBERTORE	\$15.00	Jury Service	WALMART	\$21.50	2022MM2368
MINERVA CASTILLO	\$15.00	Jury Service	SALVATORE GERARD SCRO	\$15.00	Jury Service	WALMART	\$90.46	2022MM3287
MINOR, KATHY PLEASANTS	\$10.80	2023TR11812	SAM ASH MUSIC	\$37.33	2014CF4416	WALMART	\$200.00	2022CJ937
MITCHELL GRANT FOLTZ	\$15.00	Jury Service	SAM ASH MUSIC	\$51.86	2014CF4416	WALMART	\$269.76	2022CJ937 2022CJ937
MITCHELL, TAMEIKA G	\$30.00	2021CJ566	SAMANTHA ASHLEY MARANO	\$15.00	Jury Service	WALZ, SUSAN VANESSA	\$233.00	2023TR20819
MOODY, NICHOLE IRENE	\$36.00	2023TR24702	SAMANTHA HORTENCIA ALIX	\$15.00	Jury Service	WHITE, ANTONY DAVID	\$36.00	
MORALES, MARCO T RIVERA	\$120.00	2022CT3326	SANDRA CASTILLO	\$15.00	Jury Service	WILLARD LEE WHITACRE	\$15.00	Jury Service
MORALES, MARCO T RIVERA	\$620.00	2022CT3326	SANTELLI, BRIANNA	\$350.00	2018CF3050	WILLIAM CALI	\$15.00	Jury Service
MORGAN STANLEY SMITH & BARNEY MORGAN STANLEY SMITH & BARNEY	\$46.50 \$96.50	2012CF787 2012CF787	SANTELLI, BRIANNA SANTIAGO, JAVIER ANTONIO SANTOS NUNEZ-HERNANDEZ	\$10.80 \$15.00	2023TR9209	WILLIAM GARRIDO ORTIZ WILLIAM ALLEN SCHWAB	\$15.00 \$15.00	Jury Service Jury Service
MORGAN STANLEY SMITH & BARNEY	\$96.50	2012CF787	SANTOS, MARIA	\$14.30	Jury Service 2014CF3254	WILLIAM ODELL CHISHOLM	\$15.00	Jury Service
MORIAH MOJICA	\$15.00	Jury Service	SANTOS, MARIA	\$14.42	2014CF3254	WILLIFORD, JAMES	\$120.00	2022CT833
MOUSSEAU, SANDRA RAE	\$10.80	2023TR26498	SANTOS, MARIA	\$15.86	2014CF3254	WILLINGHAM, LEILA RENE	\$18.00	2023TR6076
MR AND MRS ANGEL SOTO	\$47.00	2016CF4144	SANTOS, MARIA	\$31.50	2014CF3254	WINN DIXIE	\$139.90	2021MM549
MR AND MRS ANGEL SOTO	\$50.00	2016CF4144	SANTOS, MARIA	\$31.52	2014CF3254	WORSHAM, DEREK IAN	\$63.00	2023TR3744
MR AND MRS ANGEL SOTO MR AND MRS ANGEL SOTO	\$50.00	2016CF4144 2016CF4144	SARA ANN MCCRAW SARAH BELLES	\$75.00	Jury Service	WRIGHT, MADELYN XIOMARA MARIA CAPPIELLO	\$46.50 \$15.00	2011CF67 Jury Service
MR AND MRS ANGEL SOTO	\$50.00 \$50.00	2016CF4144	SARAH ELIZABETH GASS	\$3,587.50 \$15.00	Jury Service	YELLU, MAHENDER REDDY	\$27.00	2023TR12474
MR AND MRS ANGEL SOTO	\$50.00	2016CF4144	SARAH N CASAS	\$15.00	Jury Service	YENY PATRICIA LIZARDO	\$15.00	Jury Service
MR AND MRS ANGEL SOTO	\$50.00	2016CF4144	SARAH NINA COHEN	\$15.00	Jury Service	YODER, KATY LEE	\$189.00	2023TR8155
MR AND MRS ANGEL SOTO	\$50.50	2016CF4144	SAVANNA NICHOLE KATTER	\$15.00	Jury Service	ZACHARY KYLE HESSE	\$15.00	Jury Service
MR AND MRS ANGEL SOTO	\$116.50	2016CF4144	SAVANNAH DESTINY RICHARDS	\$15.00	Jury Service	ZACHARY TYLER WILLIAMS BIXLER	\$15.00	Jury Service
MUNOS, ALEX MEDINA MUNOZ, DENISSE	\$205.75 \$136.00	2022MM1817 2019CF1265	SAVANNAH JAHMYRA PETERSEN SCOTT ARNOLD MOMENTHY	\$15.00 \$15.00	Jury Service Jury Service	ZOE ALLANAH REID	\$45.00	Jury Service
MUNOZ, JOEL	\$55.75	2019CF1203 2022MM2251	SCOTT ARROLD MOMENTHI SCOTT LEE VANDAM	\$15.00	Jury Service	July 18, 2025		25-01202N

#### --- TAX DEEDS ---

#### FIRST INSERTION

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

Certificate Number: 2023-4222 Tax Deed #:2025TD000068 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: 2023-4222 Year of Issuance 2023 Description of Property LOT 1, HEATHER HILLS ESTATES, UNIT NO 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 191, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH 1983 SCHT DOUBLE-WIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS S185251A AND S185251B AND TITLE NUMBERS 22350222 AND 22350223, RESPECTIVELY PI#53479.1010/0 Parcel ID Number 5347910100 Property Address: 319 48TH AVENUE DR W BRADENTON, FL 34207 Names in which assessed: LINDAC ROBERTS 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01166M

N FIRST INSERTION

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

Certificate Number: 2023-5328 Tax Deed #:2025TD000079 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the  $holder\ of\ the\ following\quad certificate(s)$ 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: 2023-5328 Year of Issuance 2023 Description of Property UNIT NO. 120, BLDG B, CLUB BAMBOO SOUTH, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 2075, PAGE 245, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 34, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74564.0050/9 Parcel ID Number 7456400509 Property Address: 2412 GULF DR N UNIT 120 BRADENTON BEACH, FL 34217 Names in which assessed: CHRISTINE C ECKL 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 manatee.realforeclose.com 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

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#### FIRST INSERTION

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

Certificate Number: 2023-4484 Tax Deed #:2025TD000071 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. 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: 2023-4484 Year of Issuance 2023 Description of Property UNIT NO.193, PALM LAKE ESTATES CONDO, S LAND CONDO, AS PER DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 1000 OAGE 2417 AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 11 PAGES 106 THROUGH 112 INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#57639.0199/7 Parcel ID Number 5763901997 Property Address: 808 53RD AVE E LOT 193 BRADENTON, FL 34203 Names in which assessed: MADELEINE CUERRIER 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 18, 25; Aug. 1, 8, 2025

25-01169M

# FIRST INSERTION

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

Certificate Number: 2023-3857 Tax Deed #:2025TD000066 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: 2023-3857 Year of Issuance 2023 Description of Property UNIT 509, BLDG O, BAYSHORE ON THE LAKE CONDO APTS, PHASE III, SEC 1, A CONDO ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1064, PAGES 1505 THROUGH 1531, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 15, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50576.2362/0 Parcel ID Number 5057623620 Property Address: 3260 LAKE BAYSHORE DR BRADENTON, FL 34205 Names in which assessed: ARTHUR C JABLONSKI, CHARLOTTE JABLONSKI 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01165]

#### FIRST INSERTION

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

Certificate Number: 2023-5320 Tax Deed #:2025TD000078 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the  $holder\ of\ the\ following\quad certificate(s)$ 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: 2023-5320 Year of Issuance 2023 Description of Property UNIT 8, JACK OF HARDTS, LAY-Z LIV-N CONDO, PHASE I, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 944, PAGES 1060 THROUGH 1126, INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 9, PAGES 102 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY. FLORIDA PI#74442.0045/0 Parcel ID Number 7444200450 Property Address: 2312 AVENUE C APT 8 BRADENTON BEACH, FL 34217 Names in which assessed: BETSY L SILLARS, MARC A SILLARS 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 manatee.realforeclose.com 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01183M

#### FIRST INSERTION

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

Certificate Number: 2023-4487 Tax Deed #:2025TD000050 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: 2023-4487 Year of Issuance 2023 Description of Property UNIT NO. 229, OF PALM LAKE ESTATES CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1000, PAGE 2417, AND AKK EXHIBITS AND AMENDMENDS THEREOF, AND RECORDED IN CONDO PLAT BOOK 11, PAGES 106 THROUGH 112, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE MOBILE HOME ATTACHED THEREON. PI#57639.0235/9 Parcel ID Number 5763902359 Property Address: 808 53RD AVE E BRADENTON, FL 34203 Names in which assessed: DENNIS DOWD, DONALD DOWD, MARILYN DOWD, PAUL DOWD, PHILIP DOWD, PHILIP RICHARD DOWD 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 18, 25; Aug. 1, 8, 2025

25-01180M

#### FIRST INSERTION

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

Certificate Number: 2023-4893 Tax Deed #:2025TD000077

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: 2023-4893 Year of Issuance 2023 Description of Property LOT 18, BLK 9, ALSO IN SEC 23 35 17, TRAILER ESTATES SUB, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#63558.0000/1 Parcel ID Number 6355800001 Property Address 6520 KANSAS ST BRADENTON, FL 34207 Names in which assessed: CHARLES G ROSS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-0118

#### FIRST INSERTION

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

Certificate Number: 2023-4298 Tax Deed #:2025TD000069

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: 2023-4298 Year of Issuance 2023 Description of Property LOT 175, PIC TOWN SUB, SEC 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 62, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH 1956 PRAI MOBILE HOME, TITLE NO. 63848678, ID NO. D88478 Pl#54595.0000/4 Parcel ID Number 5459500004 Property Address: 1015 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: JOANNA S SOARES, LUCIANE F SOARES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025



# Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.





# Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

# Significant numbers of people in rural areas still lack highspeed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



# Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices

#### --- TAX DEEDS ---

#### FIRST INSERTION

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

Certificate Number: 2023-3540 Tax Deed #:2025TD000063 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: 2023-3540 Year of Issuance 2023 Description of Property LOT 1 & N 1 FT OF LOT 2, REGENT PARK SUB, ACCORDING TO THE THEREOF, RECORDED PLAT IN PLAT BOOK 13, PAGE 6, OF

#### FIRST INSERTION

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

Certificate Number: 2023-4510

Tax Deed #:2025TD000073 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the  $\begin{array}{ll} holder \ of \ the \ following \quad certificate(s) \\ has \ filed \ said \ certificate(s) \ for \ a \ tax \ deed \end{array}$ 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: 2023-4510 Year of Issuance 2023 Description of Property COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13: TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 300 FT: TH S 20 FT: TH E 300 FT: TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4 Parcel ID Number 5797710984 Property Address: 5822 4TH ST E BRADENTON, FL 34203 Names in which assessed: MARIE DUBREUS, MIGUEL A VALDEZ 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 08/18/2025 at 10:00 am, by Angelina

July 18, 25; Aug. 1, 8, 2025 25-01171M

the Courts.

# FIRST INSERTION

Colonneso, Manatee County Clerk of

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

Certificate Number: 2023-120 Tax Deed #:2025TD000081 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: 2023-120 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 4; TH RUN S 89 DEG 37 MIN 40 SEC E ALG THE S LINE OF SD SEC 4 A DIST OF 1517.13 FT; TH N 00 DEG 19 MIN 17 SEC E 2183.30 FT TO THE POB; TH N 00 DEG 19 MIN 17 SEC E A DIST OF 406 FT; TH S 89 DEG 43 MIN 34 SEC E A DIST OF 1083.53 FT TO THE WLY MAINTAINED R/W OF SUGAR BOWL RD; TH S 00 DEG 19 MIN 00 SEC W ALG SD R/W A DIST OF 406 FT; TH N 89 DEG 43 MIN 34 SEC W A DIST OF 1083.57 FT TO THE POB (1488/6239) LYING AND BEING IN SEC 4 TOWNSHIP 37 S. RANGE 22 E. MANATEE COUNTY, FLORIDA LESS MIN RTS AS DESC IN OR 1436/1239 & DB 407/345. TOGETHER WITH AND INCLUDING ANY AND ALL MINERAL INTERESTS OR RIGHTS OF GRANTOR IN AND TO THE ABOVE - DESCRIBED REAL PROPERTY AS WERE SEPARATELY CONVEYED TO GRANTOR'S PREDECESSOR IN TITLE BY DEED RECORDED AT OFFICIAL RECORDS BOOK 1436, PAGES 1259 ET SEQ., AS CORRECTED AND RECORDED AT OFFICIAL RECORDS BOOK 1447, PAGES 682 ET SEQ., BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, THEREAFTER CONVEYED BY SAID PREDECESSOR TO GRANTOR. PI#1090.0150/3 Parcel ID Number 109001503 Property Address: 13910 SUGAR BOWL RD MYAKKA CITY, FL 34251 Names in which assessed: CORA LAND MANAGEMENT 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) be sold to the highest bidder online at manatee.realforeclose.com 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 18, 25; Aug. 1, 8, 2025 25-01186M

the Courts.

THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA PI#45703.0000/6 Parcel ID Number 4570300006 Property Address: 1302 14TH ST E BRADENTON, FL 34208 Names in which assessed: BAYSHORE PROPERTY ONE 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts

July 18, 25; Aug. 1, 8, 2025

# 25-01177M

#### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-3412

Tax Deed #:2025TD000061 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: 2023-3412 Year of Issuance 2023 Description of Property THE S 61.2 FT OF LOT 6 AND THE N 58 FT OF LOTS 7, 8 AND 9, LESS THE E 41.1 FT OF LOT 9, OF BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA RECORDED IN PLAT BOOK 1. PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, ALSO: THE E 41.1 FT OF THE N 58 FT OF LOT 9, BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#43312.0000/8 Parcel ID Number 4331200008 Property Address: 1113 7TH ST W BRADENTON, FL 34205 Names in which assessed: 1113 7TH ST W 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01176M

# FIRST INSERTION

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

Certificate Number: 2023-1339 Tax Deed #:2025TD000083 NOTICE IS HEREBY GIVEN that II DELAWARE MASTER LLC - SERIES 02 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: Number: 2023-1339 Certificate Year of Issuance 2023 Description of Property LOT 310, RIVERDALE REVISED, A SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED IN ADMINISTRATIVE DETERMINATION 94-98, AND DESC IN VAC OF CANAL (R-94-33V), REC IN OR 1428 P 86-89, BEING MORE DESC AS FOL: BEG AT THE SW COR OF SD LOT 310; TH S 27 DEG 30 MIN 33 SEC E, ALG THE SLY EXT OF THE WILN OF SDILOT 310, A DIST OF 6 FT; TH N 62 DEG 30 MIN 00 SEC E, A DIST OF 75 FT; TH N 27 DEG 30 MIN 00 SEC W A DIST OF 6 FT TO THE SE COR OF SD LOT 310; TH S 62 DEG 30 MIN 00 SEC W, ALG THE S LN OF SD LOT 310, A DIST OF 75 FT TO THE POB~(2300/6603)~ALL~BEING~ANDLYING IN SEC 28 TOWNSHIP 34 S RANGE 18 E, MANATEE COUNTY, FLORIDA PI#10721.0089/2 Parcel ID Number 1072100892 Property Address: 4716 SPINNAKER DR BRADENTON, FL 34208 Names in which assessed: DAVID ANTHONY FRASCELLA SPECIAL NEEDS TRUST U/A/D 2/25/2011, PATRICIA L. GAUTHIER, AS TRUSTREE OF THE DAVID ANTHONY FRASCELLA SPECIAL NEEDS TRUST U/A/D 2/25/2011, ROBERT DIETRICH FRASCELLA 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

the Courts. July 18, 25; Aug. 1, 8, 2025

08/18/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

25-01188M

#### FIRST INSERTION

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

Certificate Number: 2023-2851 Tax Deed #:2025TD000060

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: 2023-2851 Year of Issuance 2023 Description of Property UNIT 81 JET MOBILE HOME PARK SEC ONE, RESIDENTIAL COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN O.R. BOOK 1282, PAGE 1596, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MANATEE COUNTY, FLOIRDA. TOGETHER WITH 1957 PACE SINGLE-WIDE MOBILE HOME, IDENTIFICATION NUMBER KEF38JS472 AND TITLE NUMBER 8732700 PI#27996.0310/1 Parcel ID Number 2799603101 Property Address: 100 MICHIGAN ST  $\,$  PALMETTO, FL 34221 Names in which assessed: JOHN VINCENTINI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

#### FIRST INSERTION NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4724 Tax Deed #:2025TD000076 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. 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: 2023-4724 Year of Issuance 2023 Description of Property APT J-23,BUILDING J, THE FOURTH BAYSHORE CONDOMINIUM, SEC 26 ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 608, PAGES 512 INCLUSIVE AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 4, PAGE 8, INCLUSIVE AND NOW KNOW AS THE FOURTH BAYSHORE CONDO, AS PER AMENDED DEC OF CONDO RECORDED IN O.R. BOOK 1102, PAGE 601 AND 602, AND CONDO PLAT BOOK 17, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#61367.0439/9 Parcel ID Number 6136704399 Property Address: 5906 CANAL DR BRADENTON, FL 34207 Names in which assessed: THELMA HENNIGAR 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. July 18, 25; Aug. 1, 8, 2025

# 25-01182M

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

FIRST INSERTION

Certificate Number: 2023-3468 Tax Deed #:2025TD000062

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: 2023-3468 Year of Issuance 2023 Description of Property UNIT 1707 21 AW, BRADENTON TROPICAL PALMS, A RESIDENTIAL COOP, AS DESCRIBED IN EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED AT OFFICIAL RECORDS BOOK 1539. 729, WITH SCRIVENER'S AFFIDAVIT RECORDED AT OFFICIAL RECORDS BOOK 1583, PAGE 7827, AND AS AMENDED AND RESTATED AS INSTRUMENT NO. 202041073859 WITH CERTIFICATE RECORDING EXHIBIT THERETO RECORDED AS INSTRUMENT NO. 202141124429, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WTIH AND INCLUDING THE 1973 RITZ-CRAFT MOBILE HOME LOCATED THEREON, IDENTIFICATION NOS. 130870084211A AND 130870084211B, TITLE NOS. 5731162 AND 5731161. PI#44564.0125/8 Parcel ID Number 4456401258 Property Address: 1707 21ST AVE W BRADENTON, FL 34205 Names in which assessed: ADORE TUCCI 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025

25-01179M

25-01175M

#### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-3868

Tax Deed #:2025TD000067 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: 2023-3868 Year of Issuance 2023 Description of Property LOT 39 OF GREGORY ESTATES, SECOND ADD. AS PER MAP THEREOF ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. AND FURTHER DESCRIBED AS LOT 39 OF GREGORY ESTATES SECOND ADD, LYING AND BEING IN TEH E 330 FT OF THE NE, 1/4 OF THE SE 1/4 OF SECTION 3, TNSHIP 35 S, RANGE 17 E, AS PER MAP ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50732.0000/7 Parcel ID Number 5073200007 Property Address: 3526 19TH ST W BRADENTON, FL 34205 Names in which assessed: DIANNE B HIRST 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-1286

Tax Deed #:2025TD000082

NOTICE IS HEREBY GIVEN that

ATCF II DELAWARE MASTER LLC -

SERIES 01 the holder of the following

certificate(s) has filed said certificate(s)

for a tax deed to be issued thereon.

of issuance, the description of the

property and the name(s) in which it

was assessed are as follows: Certificate

Number: 2023-1286 Year of Issuance

2023 Description of Property COM AT

NW COR OF SEC 16; RUN E 150 FT;

TH RUN S 25 FT FOR POB: TH RUN

S 0 DEG 08 MIN W FOR 344.77 FT;

TH RUN S 76 DEG 03 MIN 12 SEC E

FOR 222.43 FT: TH RUN N 0 DEG 08

MIN E FOR 398.38 FT; TH RUN W

ALG S R/W OF MEMPHIS RD FOR 216 FT TO THE POB, CONTAINS

1.84 AC M/L OF WHICH 1.5 AC IS

ABOVE ORDINARY HIGH WATER

AS DESC IN OR 1011 P 1617 PRMCF

(BEING A PART OF LOT 2, ALL OF

LOTS 3 & 4 & PART OF LOT 5 ROCKY

BLUFF ESTATES UNIT NO 1 PLUS M

& B DESC); LESS 432 SQ FT TO MAN

CO FOR RD R/W DESC AS: THE N

2.00 FT OF THE FOLLOWING DESC

PARCEL: COM AT THE NW COR OF

SEC 16, TH RUN E 150.00 FT; TH

RUN S 25.00 FT FOR A POB: TH RUN

S 00 DEG 08 MIN W FOR 344.77 FT;

TH RUN S 76 D EG 03 MIN 12 SEC E,

FOR 222.43 FT: TH RUN N 00 DEG

08 MIN E, FOR 398.38 FT; TH RUN

W ALG THE S R/W OF MEMPHIS

RD FOR 216.00 FT TO THE POB:

TOGETHER WITH LOT 1 ROCKY

BLUFF ESTATES UNIT NO 1; ALSO

TOGETHER WITH LOT 2, LESS THE

FOLLOWING: COM AT THE NW

COR OF SEC 16, TH RUN E 150.0 FT;

TH RUN S 25.0 FT FOR A POR: TH

RUN S 0 DEG 08 MIN W FOR 344.77

FT; TH RUN S 76 DEG 03 MIN 12 SEC

E FOR 222.43 FT: TH RUN N 0 DEG

 $08\,\mathrm{MIN}\,\mathrm{E}\,\mathrm{FOR}\,398.38\,\mathrm{FT};\mathrm{TH}\,\mathrm{RUN}\,\mathrm{W}$ 

ALG THE S R/W OF MEMPHIS RD

FOR 216.0 FT TO THE POR (APPROX

certificate number(s), year(s)

#### FIRST INSERTION

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

Certificate Number: 2023-1015 Tax Deed #:2025TD000080

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 02 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: 2023-1015 Year of Issuance 2023 Description of Property UNIT NO. 37, SHADOW BROOK MOBILE HOME SUB, A CONDO, AMENDED, ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 808, PAGE 546, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH 1978 GLEK MOBILE HOME, ID NO. FLFL2A734790579 AND ID NO. FLFL2B734790579. PI#6732.0190/1 Parcel ID Number 673201901 Property Address: 6710 36TH AVE E LOT 37 PALMETTO, FL 34221 Names in which assessed: ERNEST SENF, JANICE PRENGER-SENF All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01185M

#### FIRST INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4501

Tax Deed #:2025TD000072 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: 2023-4501 Year of Issuance 2023 Description of Property THE S1/2 OF THE FOL DESC PROP: BEG 325.21 FT E OF THE NW COR OF THE SW1/4 OF SE1/4 OF NW1/4 OF SEC 13; GO TH S 0 DEG 03 MIN E 231.5 FT FOR A POB; TH ELY PARALLEL TO THE N LN OF SD SW1/4 OF SE1/4 OF NW1/4 A DIST OF 90 FT TO THE WLY EDGE OF AN EX RD; GO TH SLY ALG THE WLY EDGE OF SD RD A DIST OF 205 FT; GO TH WLY 90 FT; TH NLY 205 FT TO THE POB ALSO AN EASMT FOR INGRESS  $\& \;\; \text{EGRESS} \;\; \& \;\; \text{BEING} \;\; \text{FURTHER}$ DESC IN OR 1038 P 2563 PRMCF PI#57915.0005/0 Parcel ID Number 5791500050 Property Address: 5624 6TH STREET CT E BRADENTON, FL 34203 Names in which assessed: EL BRONCO WESTERN WEAR INK 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

#### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4722 Tax Deed #:2025TD000075 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: 2023-4722 Year of Issuance 2023 Description of Property UNIT E-25, THE FOURTH BAYSHORE CONDO, (F/K/A THE FOURTH BAYSHORE CONDO, SEC 23), A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 570, PAGE 640, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOBOOK 3, PAGES 24 AND 25, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#61367.0333/4 Parcel ID Number 6136703334 Property Address: 2221 SUNSET DR E25 BRADENTON, FL 34207 Names in which assessed: JAMES BROWN, JAMES P BROWN 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

17 E, BEGINNING AT THE SE

CORNER OF NE  $\neg^{9}$  OF SAID SEC

# FIRST INSERTION

6.2 FT) ROCKY BLUFF ESTATES UNIT 1, LYING AND BEING IN SEC 16, TOWNSHIP 34 S, TANGE 18 E, MANATEE COUNTY, FLORIDA PIN #866300007, PARCEL 2: THE S 25 FT OF THE FOLLOWING DESCRIBED PROPERTY: A PORT OF SEC 16, TOWNSHIP 34 S, RANGE 18 E, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SECT 16, TOWNSHIP 34 S, RANGE 18 E; THENCE RUN E 366.00 FT; THENCE RUN S 25.00 FT:THEN RUN E 398.00 FT TO THE BEG OF A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 150.. FT; THENCE S EASTERLY 235.60 FT ALONG THE ARC OFA CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MIN SEC TO THE END OF SAID CURVE; THENCE S 0 DEGREES 10 MIN 26 SEC W  $177.36\ \mathrm{FT}\ \mathrm{TO}\ \mathrm{THE}\ \mathrm{BEG}\ \mathrm{OF}\ \mathrm{A}\ \mathrm{CURVE},$ CONCAVE TO THE W, AND HAVING A RADIUS OF 150 FT: THENCE S EASTERLY 235.62 FT ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MIN 26 SEC W 177.36 FT TO THE BEG OF A CURVE, CONCAVE TO THE W. AND HAVE A RADIUS OF 150.00 FT; THENCE S WESTERLY ALONG THE ARC OF SAID CURVE 78.75 FT: THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MIN 53 SEC TO THE END OF SAID CURVE; THENCE S 30 DEGREES 15 MIN 19 SEC W 116.45 FT FOR A POB; THENCE CONTINUE S 30 DEGREES 15 MIN 19 SEC W 40.00 FT; THENCE RUN N 29 DEGREES  $03~\mathrm{MIN}~56~\mathrm{SEC}~\mathrm{W}~36.78~\mathrm{FT};\mathrm{THENCE}$ RUN N 86 DEGREES 23 MIN 09 SEC EAST 38.08 FT TO THE POB PIN  $3866500002, \mathtt{PARCEL}\, 3\mathtt{:}\, \mathtt{THAT}\, \mathtt{PORT}$ OF THE FOLLOWING DESCRIBED LAND LYING BETWEEN THE N LINE OF TAMPA GAP DRAIN AND THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 19 AND STATE RD PROPERTY LYING IN U.S, LOT 1. SEC 35, TOWNSHIP 33 S, RANGE

35: THENCE S A DISTNACE OF 610 FT, TO A POINT WHICH IS 50 FT S OF THE S LINE OF TAMPA GAP DRAIN FOR A POB: THENCE GO N ON SAID E LINE OF SEC 35 TO ITS INTERSECTION WITH TERRA CEIA BAY: THENCE GO SOUTHERLY ALONG AND MEANDERING THE SHORE OF SAID TERRA CEIA BAY TO A POINT W OF THE POB; THENCE GO E TO THE POB PIN #2232200002, PARCEL 4: LOT 1, ROCKY BLUFF ESTATES, UNIT NO 1. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PIN #86610001, PARCEL 5: LOT 2. ROCKY BLUFF ESTATES. UNIT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE FOLLOWING: COM AT NW COR OF SEC 16. TOWNSHIP 34 S, RANGE 18 E, THENCE RUN E 150.00 F; THENCE RUN S 25.00 FT FOR POB: THENCE RUN S 00 DEGREES 08 MIN W FOR 344.77 FT; THENCE RUN S 76 DEGRESS 03 MIN 12 SEC E FOR 222.43 FT; THENCE RUN N 00 DEGRESS 08 MIN E FOR 398.38 FT; THENCE RUN W ALONG S RIGHT OF WAY MEMPHIS RD FOR 216 FT TO THE POB PIN #86600009 PI#8663.0010/9 Parcel ID Number 866300109 Property Address: 4815 17TH ST E ELLENTON, FL 34222 Names in which assessed: CRAB TRAP PROPERTIES 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025

25-01187M

# **HOW TO PUBLISH YOUR**

**IN THE BUSINESS OBSERVER** 

# CALL 941-906-9386

and select the appropriate County name from the menu option OR

e-mail legal@businessobserverfl.com

# --- ESTATE / TAX DEEDS ---

**MANATEE COUNTY** 

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001445 AX IN RE: ESTATE OF

GREGORY BRIAN CHORNY, Deceased

The administration of the estate of GREGORY BRIAN CHORNY, deceased, whose date of death was March  $16,\,2025,$  is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: Kathryn Elizabeth Chorny 16206 Clearlake Ave

Lakewood Ranch, FL 34202 Attorney for Personal Representative: RICHARD D. SABA Florida Bar No. 0175810 Richard D. Saba, P.A. 2033 Main Street, Suite 400 Sarasota, FL 34237 PH: (941) 952-0990 / e/mail:rsaba@rsabalaw.com July 18, 25, 2025 25-01243M

#### FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR  $\begin{array}{c} \text{MANATEE COUNTY,} \\ \text{FLORIDA} \end{array}$ PROBATE DIVISION Case No. 2025 CP 1538 Judge Diana Moreland IN RE: ESTATE OF MARY ELLEN MCMILLEN

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Ellen McMillen, deceased, Case No. 2025 CP 1538 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 6, 2024, that the total value of the estate is approximately \$174,000.00, including exempt homestead property, and that the name of those to whom it has been assigned by such order is:

Lisa Murrell Christine White

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 18, 2025.

**Person Giving Notice:** SARAH SARSON

9506 30th Court East Parrish, Florida 34219 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 jenniferhamey@gmail.com 25-01193M July 18, 25, 2025

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2024 CP 002772

JUDGE DIANA MORELAND IN RE: ESTATE OF FRANK BRIANDI Deceased

The administration of the Estate of Frank Briandi, deceased, whose date of death was November 3, 2023, 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

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

TICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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 18, 2025. Personal Representative: SHARON A. BRIANDI (PR)

11914 Goldenrod Ave Bradenton, Florida 34212 Attorney for Personal Representative: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com

July 18, 25, 2025 25-01194M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1482 **Division Probate** 

IN RE: ESTATE OF MICHELLE A. CHRISTINZIO Deceased.

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

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: PETER A. CHRISTINZIO, JR. 7131 Lago Street

Sarasota, FL 34241 Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.comJuly 18, 25, 2025 25-01223M

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Bradenton, MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001415AX IN RE: ESTATE OF SHARON SUE RICKERD

Deceased. The administration of the estate of Sharon Sue Rickerd (a.k.a Sharon S. Rickerd), deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT,

IN AND FOR MANATEE COUNTY.

FLORIDA PROBATE DIVISION

File No.: 2025-CP-1644

IN RE: THE ESTATE OF

HELEN FRANCES EASON.

The administration of the estate of

HELEN FRANCES EASON, deceased,

File Number 2025-CP-1644, is pending

in the Clerk of Court, Manatee County

Courthouse, P.O. Box 25400, Braden-

ton, Florida 34206. The name and ad-

dress of the personal representative and

(a.k.a SHARON S. RICKERD)

of which is Post Office Box 25400, Florida 34206. The name and address of the personal representative and the personal representative's attorney is set forth

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

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, including

unmatured, contingent or unliquidated

claims, on whom a copy of this notice

is served must file their claims with

this court WITHIN THE LATER OF

3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

NOTICE OR 30 DAYS AFTER THE

DATE OF SERVICE OF A COPY OF

All other creditors of the decedent

25-01168M

THIS NOTICE ON THEM.

are set forth below.

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

WILL BE FOREVER BARRED. The date of first publication of this Notice is July 18, 2025.

Personal Representative: Stephanie C. Davis 126 Flowers Road

Crofton, KY 42217 Attorney for Personal Representative: Bradford B. Gornto, Esq. E-Mail Address: brad@gorntolaw.com Florida Bar No. 0167924 Gornto Law, PLLC 310 Wilmette Avenue, Suite 5 Ormond Beach, Florida 32174 Telephone: (386) 257-2554 July 18, 25, 2025 25-01240M

#### FIRST INSERTION the personal representative's attorney and other persons having claims or

demands against decedent's estate, in-

cluding unmatured, contingent or un-

liquidated claims, must file their claims with this court WITHIN 3 MONTHS

AFTER THE DATE OF THE FIRST

ALL CLAIMS NOT SO FILED

The date of first publication of this

s/ Steven G. Eason

PUBLICATION OF THIS NOTICE.

WILL BE FOREVER BARRED.

Notice is July 18, 2025.

Signed on July 15, 2025.

s/ Susan P. Harrigan Susan P. Harrigan co-Personal Representative s/ Donna D. Eason Donna D. Eason

co-Personal Representative s/Damian M. Ozark Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com

Steven G. Eason co-Personal Representative July 18, 25, 2025 25-01234M

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-3631

Tax Deed #:2025TD000064

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-

3631 Year of Issuance 2023 Description of Property LOT 2 BLK B BEVERLY

HEIGHTS SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT

BOOK 4, PAGE 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY,

FLORIDA PI#47395.0010/9 Parcel ID Number 4739500109 Property Address:

406 26TH AVE E BRADENTON, FL 34208 Names in which assessed: JEAR

CONSTRUCTION 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 08/18/2025 at 10:00 am, by Angelina Colonneso,

# FIRST INSERTION

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

Certificate Number: 2023-4301 Tax Deed #:2025TD000070

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: 2023-4301 Year of Issuance 2023 Description of Property LOT 229, PIC TOWN SUB SEC 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 62 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#54649.0000/9 Parcel ID Number 5464900009 Property Address: 1009 51ST AVENUE TER W BRADENTON, FL 34207 Names in which assessed: DONNA L ELWELL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

**HOW TO PUBLISH YOUR** 

LEGAL NOTICE IN THE BUSINESS OBSERVER

# CALL 941-906-9386

Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

#### FIRST INSERTION

NOTICE TO CREDITORS  ${\tt TWELFTH\ JUDICIAL\ CIRCUIT,}$ IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION
File No.: 2025-CP-1642 IN RE: THE ESTATE OF ALAN EDWARD LUCK, a/k/a

The administration of the estate of ALAN EDWARD LUCK, a/k/a ALAN LUCK, deceased, File Number 2025-CP-1642, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was July 18, 2025. Signed on July 15, 2025.

#### s/ Evelyn Luck Potter **Evelyn Luck Potter** Personal Representative

s/Damian M. Ozark Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com July 18, 25, 2025 25-01233M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001332 Division Probate IN RE: ESTATE OF SARA HOLMES Deceased.

The administration of the estate of Sara Holmes, deceased, whose date of death was November 3, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

and other persons having claims or de-

mands against decedent's estate must

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representatives Joshua Holmes 11 Eastwood Drive Bozeman, MT 59718

Email: mjgrooves@yahoo.com Attorney for Personal Representative: Neil T. Lyons, Esq. Florida Bar No. 91826 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lawpowered by women.comJuly 18, 25, 2025 25-01225M

# FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 1577 Division Probate

IN RE: ESTATE OF JOHN S. DOBRON Deceased.

The administration of the estate of JOHN S. DOBRON, deceased, whose date of death was April 24, 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 oth-

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

All other creditors of the decedent

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

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 18, 2025.

#### Personal Representative: DAVID S. DOBRON

314 Island Lane Egg Harbor Township, NJ 08234 Attorney for Personal Representative: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com July 18, 25, 2025 25-01224M

# FIRST INSERTION

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

File No. 2025-CP-001600 Twelfth Judicial Circuit IN RE: ESTATE OF NORMA J. CROOKS, Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Norma Crooks, deceased, Case No.: 2025-CP-001600 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was January 9, 2025, and whose social security number is xxx-xx-8084; that the total value of the estate is \$2,500.00, and that the name and address of those to whom it has been assigned by such order is: Leah A. Crooks, as Trustee

of the John A. Crooks and Norma J. Crooks Trust u/a Dtd. February 14, 1998 2631 59th Street Sarasota, FL 34243 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE 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 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 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 18, 2025.

Petitioner: Leah A. Crooks 2631 59th Street

Sarasota, FL 34243 John M. Compton (FL Bar #128058) Attorney for Petitioner Primary Email: jcompton@nhlslaw.com Secondary Email: tpayne@nhlslaw.com Norton, Hammersley, Lopez & Skokos, P.A 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691

25-01222M

July 18, 25, 2025

#### --- ESTATE ---

#### FIRST INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION

File No. 2025-CP-1506 IN RE: ESTATE OF NORA LELA SPRENGART also known as NORA

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of NORA LELA SPRENGART, also known as NORA L. SPRENGART, deceased, File Number 2025-CP-1506; by the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206; that the decedent's date of death was May 15, 2025; that the total value of the estate is \$41,441.56 and that the names and addresses of those to whom it has been assigned by such

Address Name JOHN F. SPRENGART 3416 92nd Avenue East Parrish, FL 34219 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provi-

sion for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

The date of first publication of this Notice is July 18, 2025.

JOHN F. SPRENGART Person Giving Notice 3416 92nd Avenue East

Parrish, FL 34219 M. Brandon Robinson, Esq. Attorney for Person Giving Notice Email:

Brandon@WeFightYoutBattle.com Florida Bar No. 0119364 BATTLE LAW, PLLC 601 Cleveland Street, Suite 530 Clearwater, FL 33755 Telephone: (727) 330-3985 25-01209M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1199 IN RE: ESTATE OF SALLY LEE NILSSON

Deceased. The administration of the estate of SALLY LEE NILSSON, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Post Office 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,

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-1511

IN RE: ESTATE OF

VERNON CHEWNING,

Deceased.

The administration of the estate of

VERNON CHEWNING, deceased,

whose date of death was April 5, 2024,

is pending in the Circuit Court for

MANATEE County, Florida, Probate

Division, the street address of which is

1115 Manatee Avenue West, Probate Di-

vision, Bradenton, Florida 34205 and

the mailing address of which is P.O. Box

25400, Probate Division, Bradenton,

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

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

All other creditors of the decedent

OF THIS NOTICE ON THEM.

FL 34206.

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: LENNI LEE NILSSON 3010 58th Terrace East

Bradenton, Florida 34203 Attorney for Personal Representative: JOHN FERRARI, JR. Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676

Fax: (941) 296-8656 E-Mail: johnf@elderlegalfl.com Secondary E-Mail: pollyb@elderlegalfl.com July 18, 25, 2025 25-01232M

The personal representative or cura-

tor has no duty to discover whether any

unless a written demand is made by a

creditor or a beneficiary as specified

under s. 732.2211, Florida Statutes. The

written demand must be filed with the

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Jeri Ellen Chewning

Personal Representative

4485 Perro Lane

Reno, NV 89502

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is: July 18, 2025.

Florida Bar No. 0104450

3119 Manatee Avenue West

Telephone: (941) 741-8224

swix@barneswalker.com

Bradenton, FL 34205

Secondary Email:

BARNES WALKER, GOETHE,

PERRON, SHEA, & ROBINSON,

Email: kcollver@barneswalker.com

Kevin M. Collver

BARRED

FIRST INSERTION

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, Florida Statutes. FLORIDA PROBATE DIVISION

File No. 25-CP-1564 IN RE: ESTATE OF DORIS E. OEZER a/k/a DORIS EILEENE OEZER Deceased.

The administration of the estate of Doris E. Oezer, deceased, whose date of death was December 10, 2023, 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

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,

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-0922

Division PROBATE

IN RE: ESTATE OF

JOAN MARIE MARLOW,

A/K/A JOAN M. MARLOW Deceased.

The administration of the estate of

JOAN MARIE MARLOW, a/k/a JOAN M. MARLOW, deceased, whose date of

death was February 15, 2025, is pend-

ing in the Circuit Court for MANATEE

County, Florida, Probate Division, the

address of which is PO Box 25400,

Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

OF THIS NOTICE ON THEM.

unless a written demand is made by a creditor as specified under s. 732,2211.

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

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 18, 2025.

Personal Representative: Preston E. Slemp 2719 Cedaridge Circle Clermont, Florida 34711

Attorney for Personal Representative:

SKIPPER & SKIPPER, P.A. Attorneys for Personal Representative Stephen B. Skipper, Esquire; FBN: 1020025 Sallie D. Skipper, Esquire; FBN: 970379 5653 Main Street New Port Richey, FL 34652 Telephone: (727) 847-0913 Fax: (727) 847-0914 skipper@skiplaw.org;

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

TION 733.702 WILL BE FOREVER

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

AUTUMN ROSE TOOTHMAN

1709 Mountaineer Road

Moatsville, West Virginia 26405

Attorney for Personal Representative:

E-Mail: rproctor@rebeccaproctor.com

25-01244M

Rebecca J. Proctor, Esq. Attorney

Florida Bar Number: 0629774

3639 Cortez Road W, Suite 104

assistant@rebeccaproctor.com

Bradenton, FL 34210

(Mobile) 705-2718

Secondary E-Mail:

July 18, 25, 2025

Telephone: (941) 251-6969

DATE OF DEATH IS BARRED.

notice is July 18, 2025.

lawyer@skiplaw.org

July 18, 25, 2025

Florida Statutes.

NOTICE

BARRED.

FIRST INSERTION

25-01210M

#### FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001293 IN RE: ESTATE OF NORMAN EDWARD PELLETIER

a/k/a NORMAN PELLETIER,

Deceased.

The administration of the estate of NORMAN EDWARD PELLETIER a/k/a NORMAN PELLETIER, deceased, whose date of death was APRIL 7, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

fied under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 18, 2025.

/S/ MAA MARY ANNE ANDRADE Personal Representative

2905 Baylor Place Bradenton, FL 34207 /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 18, 25, 2025 25-01218M

#### FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION

CASE NO. 412025CP001272CPAXMA IN RE: THE ESTATE OF JEAN CLAUDE JOSAPHAT, **Deceased.**The administration of the Estate of

Jean Claude Josaphat, deceased, whose date of death was July 16, 2024, File Number 412025CP001272CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W, Bradenton, FL 34205. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.

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

AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILEDWITHIN

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative: JESSY JÔSAPHAT Personal Representative 1402 13th Street West, Apt #1414 Bradenton, FL 34205

Attorney for Personal Representative Veronica Kazanowski, Esq. Attorney for Personal Representative Florida Bar Number: 1044673 Victory Law 780 94th Ave. N., Suite 104 St. Petersburg, FL 33702 Office: 727-490-8712 Fax: 727-565-0684 Email: vk@victory-lawyers.com Secondary Email: slgarroway@gmail.com

25-01241M

# FIRST INSERTION

property held at the time of the decedent's death by the decedent or the de-NOTICE TO CREDITORS cedent's surviving spouse is property to IN THE CIRCUIT COURT FOR which the Florida Uniform Disposition MANATEE COUNTY, FLORIDA of Community Property Rights at Death PROBATE DIVISION Act as described in ss. 732.216-732.228. File No. 2025 CP 001553 Florida Statutes, applies, or may apply,

Division: Probate IN RE: ESTATE OF MICHAEL WILLIAM SUMMERS Deceased.

nistration of the Michael William Summers, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

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

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

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

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 18, 2025. Personal Representative:

/s/ Alice Josephine Summers Alice Josephine Summers 6228 Country Club Way Sarasota, Florida 34243

Attorney for Personal Representatives /s/ William Galarza , William Galarza, Esq., Attorney Florida Bar Number: 0760501 6151 Lake Osprey Drive, Suite 300 Sarasota, FL 34240 Telephone: (941) 487 8602 Fax: (941) 296 8017 E-Mail: wgalarza@galarzalaw.com Secondary E-Mail: galarzawilliam@gmail.com July 18, 25, 2025 25-01236M FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001599-AX IN RE: ESTATE OF WILMER MORRIS CARR,

Deceased.

administration of the Estate of WILMER MORRIS CARR, Deceased, whose date of death was June 17, 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 is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time ofthe Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: July 18, 2025. **DENNIS J. CARR** 

Personal Representative

6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.comJuly 18, 25, 2025 25-01242M

# EGAL NOTIC IN THE BUSINESS OBSERVER

25-01219M

or e-mail legal@businessobserverfl.com

## --- ACTIONS / SALES / TAX DEEDS ---

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION CASE NO.

412025CA000350CAAXMA JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, Plaintiff, vs.

GEORGIA MONTGOMERY A/K/A GEORGIA M. MONTGOMERY. et al..

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 30, 2025 in Civil Case No. 412025CA000350CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Georgia Montgomery a/k/a Georgia M. Montgomery, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment,

#### FIRST INSERTION

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

Certificate Number: 2023-4636 Tax Deed #:2025TD000074 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: 2023-4636 Year of Issuance 2023 Description of Property LOT 113, SUNNY LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9. PAGES 73, 74 AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA - TOGETHER WILL ALL IMPROVEMENTS THEREON PI#60076.0000/7 Parcel ID Number 6007600007 Property Address: 6012 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY M GENDREAU 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)

the Courts. July 18, 25; Aug. 1, 8, 2025

at manatee.realforeclose.com

will be sold to the highest bidder online

08/18/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

25-01172M

Are internet-only legal

No. While the internet is clearly a

useful resource, websites should

Websites, whether controlled

archived, readily available or

**VIEW NOTICES ONLINE AT** 

independently verified.

of those standards.

by a government body or a

not be used as the sole source of a

private firm, are not independent,

Newspaper legal notices fulfills all

notices sufficient?

legal notice.

Lot 3, CORDOVA LAKES SUB-DIVISION, PHASE VII, according to the plat thereof recorded in Plat Book 28, Pages 47, 48 and 49, of the Public Records of Manatee County, Florida.

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

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

Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420

Email: MRService@mccalla.com Fla. Bar No.: 146803 25-11237FLJuly 18, 25, 2025 25-01235M

#### FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-1957

Tax Deed #:2025TD000012 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: 2023-1957 Year of Issuance 2023 Description of Property LOT 8, BLK A, GATEWAY EAST, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 42 AND 43 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#17597.1040/1 Parcel ID Number 1759710401 Property Address: 4124 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: BEVERLY F KEFFER, DENNIS J KEFFER, DEREK KEFFER, PAUL KEFFER 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01174M

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEE COUNTY, FLORIDA Clerk Case Number:

2023 CC 006410 Division: 1 CAROLINA LANDINGS AT UNIVERSITY PLACE CONDOMINIUM ASSOCIATION, INC.,

Plaintiff(s), vs. ANASTASIA DYKINS, ET. AL., Defendant(s).

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Manatee County Florida, ANGELINA COLONNESO,

the Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida, described as:

Unit 7696 of Carolina Landings at University Place Condominium C, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1956, at page 7581, of the Public Records of Manatee County, Florida. Parcel ID No: 2054746109

Property Address: 7696 Plantation Circle, Bradenton, Florida 34201-2063

at public sale, to the highest and best bidder, for cash, online at www. manatee.realforeclose.com, at 11:00

a.m. EST on August 7, 2025. ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION

45.031(1)(a), FLORIDA STATUTES. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

DATED 7th day of July 2025. Respectfully submitted, PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A. /s/ Daniel P. Lewis Daniel P. Lewis, Esq. Florida Bar No. 086085 6853 Energy Court Lakewood Ranch FL 34240 Email: dlew is @flgovlaw.comTel. (941) 306-4730 Counsel for Plaintiff

July 18, 25, 2025 25-01214M

#### FIRST INSERTION

NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA CASE NO: 2024-CC-000707 KINGSFIELD LAKES HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.
JOHN RUSSELL PLANT; UNKNOWN SPOUSE OF JOHN RUSSELL PLANT; AND UNKNOWN TENANT(S),

Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida

described as:
Lot 65, KINGSFIELD LAKES, PHASE 2, according to the Plat thereof as recorded in Plat Book 41, Pages 54 through 59, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 11611 Summit Rock Court, Parrish, FL 34219 at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com 10:00 A.M. on August 26, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS.

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

BRANDON K. MULLIS, ESQ. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559

FBN: 23217 July 18, 25, 2025 25-01195M

THROUGH A CENTRAL AN-

#### FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA **CASE NO.: 2023-CA-005502** 

PENNYMAC LOAN SERVICES, Plaintiff, v. CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT, et al.,

Defendants. NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on August 20, 2025, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose. com in accordance with Chapter 45. F.S., offer for sale and sell to the highest and best bidder for cash, the

in Manatee County, Florida, to wit: Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida. Property Address: 5143 Creekside

following described property situated

Trail, Sarasota, FL 34243 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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

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

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

SUBMITTED on this 7th day of July.

TIFFANY & BOSCO, P.A. /s/ Kathryn I. Kasper, Esq. Anthony R. Smith, Esq. FL Bar #157147 Kathryn I. Kasper, Esq. FL Bar #621188 Attorneys for Plaintiff OF COUNSEL: Tiffany & Bosco, P.A. 1201 S. Orlando Ave, Suite 430 Winter Park, FL 32789 Telephone: (205) 930-5200

Facsimile: (407) 712-9201 July 18, 25, 2025 25-01215M

#### FIRST INSERTION SAID RIGHT-OF-WAY LINE,

#### NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY

IN THE COUNTY COURT FOR THE  $12 {\rm TH} \ {\rm JUDICIAL} \ {\rm CIRCUIT} \ {\rm IN} \ {\rm AND}$ FOR MANATEE COUNTY, FLORIDA CASE: 2025-CC-441

WINDING CREEK HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. JOHN C. MCCANN; KIMBERLY

WOODS-MCCANN; AND UNKNOWN TENANT(S), Defendant.

TO: JOHN C. MCCANN and KIM-BERLY WOODS-MCCANN; YOU ARE HEREBY NOTIFIED

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

EXHIBIT A

A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORI-DA BEING MORE PARTICU-LARLY DESCRIBED AS FOL-

COMMENCE AT THE NORTH-WEST CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANA-TEE COUNTY, FLORIDA; THENCE S89°13'18"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 52.00 FEET; THENCE  $S31^{\circ}12'24^{\circ}W$ , 704.01 FEET TO A POINT ON THE NORTH-ERLY PLATTED RIGHT-OF-WAY LINE OF 11TH AVENUE EAST, A 100 FOOT WIDE PRIVATE ROAD, INGRESS/ EGRESS, DRAINAGE AND UTILITY EASEMENT AS PER THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A, PRIVATE ROADS IN A RURAL SUB-DIVISION AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA; THENCE S58°47'36"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 191.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1950.00 FEET, AS SHOWN ON SAID PLAT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND

GLE OF 34  $^{\circ}$  11'00" A DISTANCE OF 1163.39 FEET (CHORD = 1146.22 FEET, CHORD BEAR-ING = S75°53'06"E); THENCE S02°56'16"E, 100.00 FEET TO A POINT ON THE SOUTH-ERLY RIGHT-OF-WAY LINE OF SAID 11TH AVENUE EAST, SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A CURVE, CON-CAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CEN-TRAL ANGLE OF 87°55'43", A DISTANCE OF 38.37 FEET (CHORD = 34.71 FEET, CHORD BEARING = S49°00'37"E) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S05°02'46"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 410TH COURT EAST, A 100 FOOT WIDE PRIVATE ROAD, INGRESS/EGRESS, DRAINAGE AND UTIL ITY EASEMENT AS PER SAID PLAT OF WINDING CREEK ROADWAYS PHASE II, SUB-PHASE A, A DISTANCE OF 390.46 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE POINT OF CUR-VATURE OF A CURVE, CON-CAVE TO THE WEST, HAV-ING A RADIUS OF 25.00 FEET; THENCE SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 41°24'35°, A DISTANCE OF 18.07 FEET (CHORD= 17,68 FEET, CHORD BEARING= S15°39'31"W) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 75.00 FEET: THENCE SOUTHERLY, ALONG THE ARC SAID CURVE AND SAID RIGHT-OF-WAY LINE OF THE CUL DE SAC OF 410TH COURT EAST, THROUGH A CENTRAL ANGLE OF 115°14'26", A DISTANCE OF 150.85 FEET (CHORD= 126.68 FEET, CHORD BEARING= S21°15'24"E) THENCE LEAV-ING SAID RIGHT-OF-WAY LINE, GO S11"07'23"W, 992.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PAR-

CEL OF LAND KNOWN AS PARCEL 46, AS DESCRIBED AND RECORDED IN OFFI-CIAL RECORD BOOK 1768, PAGE 595, OF SAID PUB-LIC RECORDS; THENCE S50°44'18"W, ALONG SAID NORTHWESTERLY LINE OF PARCEL 46 AND ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL 47, AS DESCRIBED AND RE-CORDED IN OFFICIAL RE-CORD BOOK 1786, PAGE 5279 OF SAID PUBLIC RECORDS, A DISTANCE OF 205.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 47; THENCE N13°57'23"W, 1078.39 FEET; THENCE N71°20'40"E, 601.04 FEET TO THE POINT OF BEGINNING. TOGETHER WITH

PARCEL 206 ADDITION COMMENCE AT THE CEN-TER OF THE CUL-DE-SAC OF 410TH COURT EAST', A PRI-VATE ROADWAY, AS SHOWN ON THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A", AS RE-CORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLU-SIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLOR-IDA; THENCE S11'07'23"W, A DISTANCE OF 70.00 FEET. FOR A POINT OF BEGINNING THENCE CONTINUE S11°07'23'W, A DISTANCE OF 5.00 FT. TO THE INTER-SECTION WITH THE PLAT-TED LINE OF SAID 410TH COURT EAST, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N11°07'23"E, A DISTANCE OF 75.00 FEET; THENCE RUN NORTHWEST-ERLY, ALONG SAID PLATTED LINE AND THE ARC OF SAID CURVE, THROUGH A CEN-TRAL ANGLE OF 115°14'25", A DISTANCE OF 150.85 FEET. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTH-WEST, HAVING A RADIUS OF 25.00 FEET. THENCE RUN NORTHEASTERLY, ALONG SAID PLATTED LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°24'35", A DISTANCE OF 18.07 FEET. TO A POINT OF CUSP; THENCE  $505^{\circ}02'46''E$ , A DISTANCE OF 7.83 FEET. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING

A RADIUS OF 25.00 FEET.; THENCE RUN SOUTHWEST-ERLY, ALONG THE ARC OF. SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°51'49", A DISTANCE OF 16.52 FEET TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 70.00 FEET; THENCE RUN SOUTHEAST-ERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 111°41'40", A DISTANCE OF 136.46 FEET. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE

COUNTY, FLORIDA. Property Address: 1116 410th Court E., Myakka City, FL 34251 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

In and for Manatee County:

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

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

hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 10TH day of July, 2025.

Angelina Colonneso Circuit and County Courts (SEAL) By: Kris Gaffney Deputy Clerk July 18, 25, 2025 25-01206M

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

Legals.BusinessObserverFL.com

FIRST INSERTION

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

NOTICE OF SALE IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2023CC7165AX SHORELINE TERRACES V ASSOCIATION, INC., a Florida corporation not for profit, Plaintiff, vs. SUSAN LYONS,

Defendant. Notice is hereby given that Angelina "Angel" Colonneso, Clerk of Circuit Court of Manatee County, Florida, will, on July 31, 2025, at 11:00 AM, conduct through the Internet for Manatee County foreclosures at www. manatee.realforeclose.com, for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Condominium Unit No. 949, of SHORELINE TERRACES V AT PERICO BAY CLUB CONDO-MINIUM PHASE II, a condominium, according to the Declaration thereof as recorded in Official Records Book 1253, at Pages 311 through 390, inclusive, as amended, and as per Plat thereof, recorded in Condominium Plat Book 23, Pages 105 through 111, inclusive, of the Public Records of Manatee County, Florida.

pursuant to the Order Rescheduling Foreclosure Sale entered on July 2, 2025, in a case pending in said Court, the style of which is Shoreline Terraces V Association, Inc. vs. Susan Lyons, and the Case number of which is number 2023CC7165AX.

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

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

Dated: July 10, 2025. ROBERT W. HENDRICKSON, III For the Court Florida Bar Number: 279854 Plaintiff's attorney: Robert W. Hendrickson, III, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 bob@manateelegal.com 25-01213M July 18, 25, 2025

#### FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA1226

JEAN F. BAILEY, Plaintiff, vs. KENNETH C. PIONTEK, Defendant.

NOTICE is hereby given that a civil action commenced on June 11, 2025, and is now pending as case number 2025-CA-001226 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to

KENNETH C. PIONTEK 350 Pinnacle Drive, Swanton, MD 21561

and the nature of the proceeding is a partition on Real Property - Non-Homestead \$1 - \$50,000 or less.

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

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Blooming-dale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the

complaint or petition. In and for Manatee County:

NOTICE OF ACTION

TWELFTH JUDICIAL CIRCUIT

JUDICIAL CIRCUIT, IN AND FOR

MANATEE COUNTY, FLORIDA

CIVIL DIVISION

CASE NO.: 2025CA000882AX

PHH MORTGAGE CORPORATION

TRUSTEE, OF THE MOEN FAMILY

TO: Unknown Spouse of Irene Moen

Last Known Address: 6406 16th Avenue

Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN

TO: Unknown Heirs, Beneficiaries, De-

visees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim

an Interest in The Estate of Irene Moen

Last Known Address: 6406 16th Avenue

Drive W, Bradenton, FL 34209 Current

TO: Unknown Beneficiaries of THE

MOEN FAMILY TRUST dated the 20

day of Dec, 2006 Last Known Address:

6406 16th Avenue Drive W, Bradenton,

TO: Unknown Successor Trustee, of THE

MOEN FAMILY TRUST dated the 20

day of Dec, 2006 Last Known Address:

6406 16th Avenue Drive W, Bradenton,

Current Residence: UNKNOWN
YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

Current Residence: UNKNOWN

TRUST DATED THE 20 DAY OF

PLAINTIFF, VS.

DEC. 2006, ET AL.,

DEFENDANT(S).

A/K/A Irene Ritz

A/K/A Irene Ritz

FL 34209

Residence: UNKNOWN

UNKNOWN SUCCESSOR

IN THE CIRCUIT COURT OF THE

tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney,

you may email an attorney referral

service (listed in the phone book) or

contact the Florida Bar Lawver Refer-

ral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said court at Manatee County, Florida on the 10TH day of July, 2025.

ANGELINA COLONNESO, ESQ. AS CLERK OF THE COURT (SEAL) BY Kris Gaffney As Deputy Clerk

25-01205M

/s/Stephen K. Hachev Stephen K. Hachey, Esq. Florida Bar No.: 15322 Law Offices of Stephen K. Hachey, P.A. 10521 Bloomingdale Ridge Dr. Riverview FL 33578 Phone: 813-549-0096 E-service: eservice(a)hacheylawpa.com

July 18, 25, 2025

If you cannot afford an attorney, con-

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

Case No. 41-2024-CA-000363 Division B FIFTH THIRD BANK, NATIONAL ASSOCIATION

KAREN MONROE, UNKNOWN SPOUSE OF KAREN MONROE, RIVER ISLES HOME OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 30, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described

LOT 92, RIVER ISLES UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORD-ED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 4006 PALM CT, BRADENTON, FL 34208; including the building, appurtenances, and fixtures located therein, at public

sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on September 30, 2025 at 11:00 A.M..

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

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

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

Dated: July 16, 2025 By: /s/ David R. Byars David R. Byars Attorney for Plaintiff F078950/2424651/wll July 18, 25, 2025

25-01246M

#### FIRST INSERTION

FIRST INSERTION

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

Case No: 2024-CA-2089 SCOTT PERRY AND LISA PERRY, Husband and wife, Plaintiffs, vs.

PIONEER GREEN FARMS, INC.,

**Defendants.** NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2025, and entered in 2024-CA-002089 of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida, wherein SCOTT AND LISA PERRY, are the Plaintiffs and PIONEER GREEN FARMS, INC., is the Defendant. ANGELINA "ANGEL" COLONNESO as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. manateerealforeclose.com, at 11:00 AM, on 9/30/2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL 5: A PORTION OF TRACTS 39 AND 38 OF WATER-BURY GRAPEFRUIT TRACTS AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RE-CORDS OF MANA TEE COUNTY FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MAN-ATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTH-WEST CORNER OF TRACT 40 OF SAID WATERBURY GRAPE-

FRUIT TRACTS; THENCE N 00 DEG 44 MIN 43 SEC E, ALONG THE WEST LINE OF SAID TRACT 40 AND THE WEST LINE OF AFOREMENTIONED TRACT 39, A DISTANCE OF 584.00 FT FOR A POINT OF BE-GINNING; THENCE CONTINUE N 00 DEG 44 MIN 43 SEC E, ALONG SAID WEST LINE OF TRACT 39 AND THE WEST LINE OF AFOREMENTIONED TRACT 38, A DISTANCE OF 241.20 FEET; THENCE S 88 DEG 54 MIN 16 SEC E, 903.00 FEET; THENCE S 00 DEG 44 MIN 43 SEC W, 241.48 FEET; THENCE N 88 DEG 53 MIN 11 SEC W, PARELLEL TO AND 584.00 FEET NORTH OF THE SOUTH LINE OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POINT OF BEGIN-NING. (INSTRUMENT NUM-BER: 202241003355) PARCEL IDENTIFICATION NUMBER: 312500959

a/k/a: 4625 241st St. E. Myakka City, FL 34251 (hereinafter "Property")

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE

CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

(b) If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement

in conspicuous type:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 1115 MANATEE AVE W, BRA-DENTON, FL 34205, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COLLRT

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITION-AL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN. ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROP-ERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROP- ER INFORMATION. IF YOU CAN-NOT AFFORD TO PAY AN ATTOR-NEY, YOU MAY CONTACT LEGAL AID OF MANASOTA, INC. AT (941) 747-1628, 1201 6TH AVE W, STE 402, BRADENTON, FL 34205, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUG-GEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT MANATEE COUNTY LEGAL AID SOCIETY, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RE-CEIPT OF THIS NOTICE.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 9TH day of JULY, 2025.

Angelina "Angel" Colonneso As Clerk of the Court By: K. Gaffney (SEAL) As Deputy Clerk July 18, 25, 2025 25-01196M

# SUBSEQUENT INSERTIONS

# --- PUBLIC SALES ---

# SECOND INSERTION

# SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

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 NO-TICE 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

> DATE: TIME: LOCATION:

August 6, 2025 6:00 P.M.

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
Single Family 40'	371	1.00	\$1,355.42
Single Family 40'Gated	143	1.00	\$1,355.42
Single Family 50'	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 RESIDEN-TIAL 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 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 lev-

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 ssued 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.

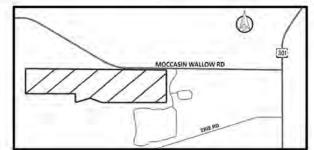
Any person requiring special accommodations at the public hearings or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearings and meeting. If you are hearing or speech impaired, please contact the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

District Manager

# SUMMER WOODS CDD

(District lands identified with diagonal stripes)



July 11, 18, 2025 25-01125M

lowing described property:

LOT 34, BLOCK 12, VILLAGE
GREEN OF BRADENTON,
UNIT "G", ACCORDING TO
THE PLAT THEREOF RE-CORDED IN PLAT BOOK 19, PAGE 147, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER,

FIRST INSERTION GEORGE & SUGGS, PLLC, Attornev for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

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

manded in the complaint

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

WITNESS my hand and the seal of this Court this 15TH day of July, 2025. ANGELINA COLONNESO As Clerk of Court

(SEAL) By: Kris Gaffney eSigned 07/15/2025 15:15:20 PM As Deputy Clerk

MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff. 210 N. University Drive, Suite 900, Coral Springs, FL 33071 25FL922-0013

July 18, 25, 2025 25-01239M

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

#### SECOND INSERTION

#### 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, 2025

#### SECOND 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

#### 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 - Rigsby, Brooke

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078

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 - Mcclendon, 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

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

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

A032 - Arline, Acacia; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A072 - Deshawn, Laqulyon; 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 - Rafferdy , 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 - Settltes, Abreal; K015 - Barnes, Benisia

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941)

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

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

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.

25-01127M July 11, 18, 2025



#### FOURTH 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

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

#### 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 ASSESS-MENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEET-

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

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

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

#### 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

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 Dis-

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.

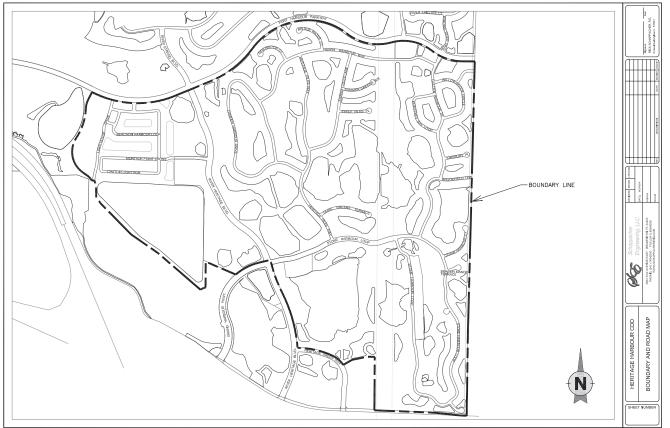
The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

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



July 11, 18, 2025 25-01126M

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025CP001542AX IN RE: The Estate of STUART LYNN ALCOTT

deceased

The administration of the estate of Stuart Lynn Alcott, deceased, whose date of death was June 7, 2025, File Number 2025CP001542AX, is pending in The Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton,  $FL\,34206.$  The name and address of the personal representative and of the personal representative's attorney are set

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF

THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this

notice is July 11, 2025 Personal Representative: /s/ Walter Sowa, III

435 12th Street West, Suite 206 Bradenton, FL 34205 /s/ Walter Sowa, III Attorney for Personal Representative 435 12th Street West, Suite 206 Bradenton, FL 34205

941-840-0820 FL Bar No. 102220 Walter@SowaLegal.com 25-01145M July 11, 18, 2025

# SECOND INSERTION

NOTICE TO CREDITORS

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

File No. 2025-CP-1331 IN RE: ESTATE OF BEVERLY J. SAUNDERS, Deceased.

The administration of the estate of BEVERLY J. SAUNDERS, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

NOTICE OF ACTION

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA CIVIL DIVISION

CASE NO.: 2025-CA-001057AX

MANATEE COUNTY, a political

Plaintiff, v.

Defendants.

34231

34231

HEREIN

CLAIMANTS

Unknown

subdivision of the State of Florida,

JAMES HENRY LEWORTHY and

JAMI MARIE LEWORTHY.

Whose last known residence is: 4515 Olive Avenue, Sarasota, Florida

JAMES HENRY LEWORTHY

Whose last known residence is:

TO: JAMES HENRY LEWORTHY

TO: THE UNKNOWN SPOUSE OF

4515 Olive Avenue, Sarasota, Florida

And: ANY AND ALL UNKNOWN

PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE

DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE,

WHETHER SAID UNKNOWN PAR-

TIES MAY CLAIM AN INTEREST AS

SPOUSE, HEIRS, DEVISEES, GRANT-

EES, BENEFICIARIES OR OTHER

Whose last known residence(s) is/are:

YOU ARE HEREBY required to

file your answer or written defenses, if

any, in the above proceeding with the

Clerk of this Court, and to serve a copy

thereof upon Plaintiff's attorney, Jared

M. Monahan, Esq., Manatee County

Attorney's Office, 1112 Manatee Avenue

West Bradenton Florida 34205 or email to jared.monahan@mymanatee.  $org\ and\ pamala. roberts @mymanatee.$ 

org by 8/20/2025, the nature of this

proceeding being a suit for temporary

and permanent injunctive relief and

order to resolve code violations, for the

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

following described property, to wit: PARCEL 1: A PARCEL OF LAND LYING & BEING IN SEC

NAMED INDIVIDUAL

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

Robert V. Rotondo

Personal Representative 1404 4th Street West

Palmetto, FL 34221-4402 Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 BARNES WALKER, GOETHE, PERRON, & SHEA, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: igoethe@barneswalker.com Secondary Email:

amonroe@barneswalker.com July 11, 18, 2025 25-01135M

LN, A DIST OF 295.66 FT; TH

S 89 DEG 10 MIN 33 SEC E,

840 FT: TH N 15 DEG 26 MIN

55 SEC E, 295.66 FT TO THE

POB; SUBJ TO AN EXCLU-SIVE EASMT FOR INGRESS/

EGRESS & UTILITIES OVER

THE N 20 FT THEREOF.

A/K/A: 13915 MJ Road, Myakka

If you fail to file your response or an-

swer, if any, in the above proceeding

with the Clerk of this Court, and to

serve a copy thereof upon Plaintiff's at-

torney, Jared M. Monahan, Esq., Mana-

tee County Attorney's Office, 1112 Man-

atee Avenue West, Bradenton, Florida

34205 or email to jared.monahan@

mymanatee.org and pamala.roberts@

mymanatee.org within thirty (30) days

of the first publication of this Notice in

the Business Observer, a default will be

entered against the you for the relief de-

If you cannot afford an attorney, con-

tact Gulfcoast Legal Services at (941)

746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-

1628 or www.legalaidofmanasota.org.

If you do not qualify for free legal assis-

tance or do not know an attorney, you

may email an attorney referral service

(listed in the phone book) or contact

the Florida Bar Lawyer Referral Service

If you are a person with a disability who needs any accommodations in or-

der to participate in this proceeding,

you are entitled, at no cost to you, to

the provision of certain assistance. Please contact the Manatee County

Jury Office, P.O. Box 25400, Bradenton.

Florida 34206, (941) 741-4062, at least

seven (7) days before your scheduled court appearance, or immediately upon

receiving this notification if the time

before the scheduled appearance is less

than seven (7) days; if you are hearing

DATED at Manatee County this 9TH

or voice impaired, call 711.

day of July, 2025.

manded in the Complaint.

at (800) 342-8011.

In and for Manatee County

(1895/3790) PI#2348.1200/9

PARCEL ID#: 234812009

City Florida 34251

SECOND INSERTION

# --- ESTATE ---SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

CASE NO.: 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 BRI-AN 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 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, 2025

25-01161M

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY,

FLORIDAPROBATE 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 MAN-ATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal repre-

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

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

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 speci-fied under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this /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 Florida Bar No. 1022202

SECOND INSERTION

DATE OF DEATH IS BARRED. notice is: July 11, 2025.

Secondary E: lisa@jenhenslevlaw.com 5190 26th Street West, Suite D July 11, 18, 2025 25-01149M

# SECOND 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-001379 IN RE: ESTATE OF HAROLD E. KULJU A/K/A HAROLD EDWARD KULJU  $A/K/A\ HAROLD\ KULJU,$ DECEASED.

The administration of the estate of  $\operatorname{HAROLD}$ E. KULJU A/K/A  $\operatorname{HAROLD}$ EDWARD KULJU A/K/A HAROLD KULJU, deceased, whose date of death was Apil 7, 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 WITH-IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION

OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 11, 2025. Signed on this 3 day of June, 2025. **Personal Representative:** 

ROSALIND A. KULJU

204 Babbling Brook Run Bradenton, FL 34212 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Facsimile: (941) 747-1221 Email: jackmanpleadings@gmail.com July 11, 18, 2025

#### SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY FLORIDA PROBATE DIVISION File No. 2025 CP 1339 **Division Probate** IN RE: ESTATE OF NORAH J. FITZPATRICK

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Norah J. Fitz-patrick, deceased, File Number 2025 CP 1339; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was May 16, 2025; that the total value of the estate is \$12,000.00 and that the names and addresses of those to whom it has been assigned by such

NAME ADDRESS Sheila Ann Hart 2134 South Coast Highway Oceanside, CA 92054 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 11, 2025. Person Giving Notice:

# Sheila Ann Hart

2134 South Coast Highway Oceanside, CA 92054 Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com July 11, 18, 2025 25-01153M

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025-CP-001356 **Division Probate** IN RE: ESTATE OF VICTOR L. DELPOZZO a/k/a VICTOR L. DEL POZZO

Deceased.

The administration of the estate of VIC-TOR L. DELPOZZO a/k/a VICTOR L. DEL POZZO, 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 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no

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

unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent

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

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

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

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

**Ancillary Personal Representative:** VICTOR DELPOZZO a/k/a VICTOR DEL POZZO c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, Florida 34205

Attorney for Ancillary Personal Representative: JENNA KYLE MELTZER Attorney

Florida Bar Number: 1028517 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: ischembri@blalockwalters.com Secondary E-Mail: mchapman@blalockwalters.com July 11, 18, 2025 25-01157M

#### NOTICE TO CREDITORS $\ensuremath{\mathrm{R/W}}$ LN OF M & J RD; TH S 15 DEG 26 MIN 55 SEC W, ALNG SD ELY MONUMENTED R/W

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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. 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,

1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484

craig@lyons beaudry harrison.comannette@lyonsbeaudryharrison.com July 11, 18, 2025 25-01156M



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.



# Who benefits from legal notices?

Angelina Colonneso Clerk of the Circuit Court By: Deputy Clerk

July 11, 18, 25; Aug. 1, 2025

#### SECOND INSERTION

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

CASE NO.: 2024 CA 1675 ARBOMAR CONDOMINIUM ASSOCIATION, INC. a Florida not for profit corporation, Plaintiff, v.

DAVID J. SANDORO, a Single Man, Defendant.

TO: DAVID J. SANDORO 4485 Gulf of Mexico Drive, Unit 402

Longboat Key, FL 34228 YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following described real property, lying and situated in Manatee County, Florida, more

particularly described as: Unit 402 of Arbomar Apartments, a Condominium according to the Declaration of Condominium recorded in Official Records Book 598, Pages 575 through 617, inclusive, and as per plat thereof recorded in Condominium Book 3, Pages 90, 91, 92 of the Public Records of Manatee County, Florida

Said property having a street address of 4485 Gulf of Mexico Drive, Unit 402, Longboat Key, FL 34228.

This action has been filed against you and you are required to serve a copy of your written defenses, if any, on Plain-

tiff's attorney: Michael W. Cochran, Esq. Law Offices of Wells | Olah | Cochran, P.A. 3277 Fruitville Road, Bldg. B Sarasota, FL 34237

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT,

IN AND FOR MANATEE COUNTY,

FLORIDA

CASE NO.

412024CA001718CAAXMA U.S. BANK TRUST COMPANY,

NATIONAL ASSOCIATION, AS

SUCCESSOR-IN-INTEREST

ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET

MORTGAGE PRODUCTS, INC.,

PASS-THROUGH CERTIFICATES,

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final

Judgment of Mortgage Foreclosure

dated April 3, 2025, and entered in

Case No. 412024CA001718CAAXMA,

of the Circuit Court of the Twelfth

Judicial Circuit in and for MANATEE

County, Florida. U.S. BANK
TRUST COMPANY, NATIONAL
ASSOCIATION, AS TRUSTEE,
AS SUCCESSOR-IN-INTEREST

TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC.,

PASS-THROUGH CERTIFICATES,

SERIES 2006-EFC1, is Plaintiff and

MARIA TERESA PEREZ A/K/A MARIA TERESA LOPEZ, are

defendants. Angelina M. Colonneso,

Clerk of Circuit Court for MANATEE,

County Florida will sell to the

highest and best bidder for cash Via

the Internet at www.manatee. realforeclose.com at 11:00 a.m., on

the 5TH day of AUGUST, 2025, the

follwing described property as set

THE NORTH 60 FEET OF THE

NORTH END OF LOTS 48 AND

49 OF A.D. GILLEY'S ADDITION

TO THE CITY OF BRADENTON,

FLORIDA, KNOWN AS RIV-ERVIEW, THE SAME BEING A

SUBDIVISION OF A PART OF THE NE 1/4 OF THE SW 1/4

AND LOT 2, U.S., SECTION 27,

TOWNSHIP 34 SOUTH, RANGE

17 EAST, AS PER PLAT OF SAME,

RECORDED IN PLAT BOOK 1,

PAGE 206 OF THE PUBLIC RE-

CORDS OF MANATEE COUNTY,

forth in said Final Judgment, to wit:

ASSET-BACKED

MORTGAGE ASSET-BACKED

MARIA TERESA PEREZ A/K/A

MARIA TERESA LOPEZ;

SERIES 2006-EFC1,

Plaintiff, vs.

Defendants

MORTGAGE

TO U.S. BANK NATIONAL

TRUSTEE, AS

Telephone: (941) 366-9191 Fax: (941) 366-9292

Attorneys for Plaintiff within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court either before or after service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

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

at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing

or voice impaired, call 711. WITNESS my hand and seal of this Court on this 7TH day of July, 2025. ANGELINA COLONNESO

As Clerk of said Court By: (SEAL) K. Gaffney As Deputy Clerk July 11, 18, 2025 25-01138M

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the lis pendens must file a claim before the

clerk reports the surplus as unclaimed.

If you are a person with a disability

who needs any accommodation in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Manatee County

Jury Office, P.O. Box 25400, Braden-

ton, Florida 34206, (941)741-4062,

at least seven (7) days before your

scheduled court appearance, or imme-

diately upon receiving this notification

if the time before the scheduled ap-

pearance is less than seven (7) days;

if you are hearing or voice impaired,

que necesita algún acomodamiento

para poder participar en este proced-

imiento, usted tiene derecho, sin tener

gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de pon-

erse en contacto Manatee County Jury

Office, P.O. Box 25400, Bradenton,

Florida 34206, (941)741- 4062, por lo

menos 7 días antes de la cita fijada para

su comparecencia en los tribunales,

o inmediatamente después de recibir

esta notificación si el tiempo antes de la

comparecencia que se ha programado es menos de 7 días; si usted tiene dis-

capacitación del oído o de la voz, llame

Si ou se yon moun ki enfim ki bez-

wen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa

gen okenn lajan pou w peye, gen pwovi-

zyon pou jwen kèk èd. Tanpri kontakte

Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206,

 $(941)741\text{-}\ 4062$ nan 7 jou anvan dat ou

gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin re-

sevwa konvokasyon an si lè ou gen pou

w parèt nan tribinal la mwens ke 7 jou;

si ou gen pwoblèm pou w tande oubyen

Dated this 8th day of July, 2025

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Deerfield Beach, Florida 33442

pale, rele 711.

Ph: (954) 571-2031 PRIMARY EMAIL:

/s/ Mark Elia

Mark C. Elia, Esq.

PHH20238-24/sap

July 11, 18, 2025

Pleadings@vanlawfl.com

Florida Bar #: 695734

Suite 110

Si usted es una persona minusválida

SECOND INSERTION

FLORIDA.

#### SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH HIDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION:

CASE NO.: 412024CA000887CAAXMA LAKEVIEW LOAN SERVICING,

Plaintiff, vs. SABRINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,

Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to

LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH,

FL 34219 IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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

Dated this 02 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-01640

July 11, 18, 2025 25-01129M

#### SECOND INSERTION

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

FLORIDA CASE NO. 2025 CC 000591 SUGAR CREEK RESORT ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. WILLIAM H. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES. ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER WILLIAM H. GAY: CAREY A. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER CAREY A. GAY; TENANT OR OCCUPANT #1. AS UNKNOWN TENANT OR

AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and MIKE STALVEY. Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary

OCCUPANT IN POSSESSION;

TENANT OR OCCUPANT #2.

Judgment of Foreclosure as to Count I entered in the above styled Case Number 2025 CC 000591, in the County Court of Manatee, Florida, that the Clerk of Court for Manatee County will sell the following real property, in Manatee County, Florida,

Lot 178, located in SUGAR CREEK RESORT ASSOCIATION, INC., an association developed upon lands located in Manatee County Florida and described as set forth in Exhibit "A'

Together with a 1985 manufactured home bearing VIN #1RSP-C2HL3FANC2078 located as a permanent improvement thereon. With a street address of 3300 26th Avenue East, Unit 178, Bradenton, FL 34208.

at public sale, to the highest and best bidder for cash via Internet at: www. manatee realforeclose com at 9:00 a.m. on August 19, 2025. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTA-TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY-ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY. WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDI-TIONAL MONEY FROM THE FORE-CLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING

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

DATED THIS 7th DAY OF JULY, /s/ Michelle A. Rowe Michelle A. Rowe, ESQUIRE Florida Bar No. 036605 The Law Offices of Lobeck & Hanson, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063

Email: mrowe@lobeckhanson.com Attorneys for Plaintiff July 11, 18, 2025 25-01147M

(941) 955-5622 / Fax: (941) 951-1469

# SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

GENERAL JURISDICTION

DIVISION 412023CA000533CAAXMA BMO Harris Bank, N.A., Plaintiff, vs.

NOTICE IS HEREBY GIVEN

Geraldine V. Fritz, et al. Defendants.

pursuant to the Final Judgment and/or Order Rescheduling Rescheduling Foreclosure Sale, entered in Case No. 412023CA000533CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein BMO Harris Bank, N.A. is the Plaintiff and Geraldine V. Fritz; Sleepy Lagoon Home Owners' Association Inc. are the Defendants, that Angelina Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee. realforeclose.com, beginning at 11:00 AM on the 5th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 123, SLEEPY LAGOON

PARK NO. 2, AS PER PLAT THEREOF, AS RECORDED IN

DEED BOOK 302, PAGE 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 7875200003

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

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

Dated this 3rd day of July, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F01865 25-01133M July 11, 18, 2025

#### SECOND INSERTION

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

CASE NO .: 412024CA001413CAAXMA EF MORTGAGE LLC,

**532 MAIN STREET HOLDINGS.** LLC, a Utah Limited Liability Company; TYLOR S. WILLIAMSON, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,

Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 24, 2025 entered in Civil Case No. 412024CA001413CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 532 MAIN STREET HOLDINGS, LLC, a Utah Limited Liability Company; TYLOR S. WILLIAMSON, an Individual are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale at www.manatee. realforeclose.com beginning at 11:00 AM on August 6, 2025 the following described property as set forth in said Final Judgment, to-wit:.
THE WEST 105 FEET OF LOT

2, LESS THE NORTH 7.66 FEET THEREOF, BLOCK 3, BEACH-TON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 2504 38th Ave W, Bradenton, FL 34205

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

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

Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 3087.000120 July 11, 18, 2025 25-01143M

# SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA  $CASE\,NO.:\,2024CA001100AX$ SELENE FINANCE, LP, Plaintiff, v.

KAY A. DEWITT; UNKNOWN SPOUSE OF KAY A. DEWITT; GLENN LAKES ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC., A DELAWARE CORPORATION; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; **UNKNOWN TENANT #1;** UNKNOWN TENANT #2,

Defendant. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2025 entered in Civil Case No. 2024CA001100AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP, Plaintiff and KAY A. DEWITT; GLENN LAKES ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC., A DELAWARE CORPORATION are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale www.manatee.realforeclose.com beginning at 11:00 AM on August 12, 2025 the following described property as set forth in said Final

LOT 30, BLOCK I, GLENN LAKES, PHASE 3, ACCORDING OF. AS RECORDED IN PLAT BOOK 30, PAGES 182 - 188, IN-CLUSIVE, OF THE PUBLIC RE-CORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 5134 51st Ln W, Bradenton, FL 34210 ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION. MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB-LISHED AS PROVIDED HEREIN.

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

hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftlreal prop@kelleykronenberg.com/s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 5296.000017 July 11, 18, 2025 25-01142M

SAV

25-01151M

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Judgment, to-wit:. TO THE MAP OR PLAT THERE-

### --- ESTATE ---

#### SECOND 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 PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attor-

ney are set forth below.

All creditors of the decedent and 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

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

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

The date of first publication of this notice is 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, 2025 25-01150M

#### SECOND 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

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

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

The Personal Representative has no

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

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

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, 2025 25-01137M

#### SECOND 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 oth-

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a 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 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, 2025

#### SECOND INSERTION

NOTICE TO CREDITORS 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 Mana-tee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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: lfern and ez @williamsparker.comSecondary:

ncarson@williamsparker.com 25-01128M July 11, 18, 2025

# SECOND INSERTION

NOTICE TO CREDITORS 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 oth-

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

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

must be filed with the clerk.

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

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

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

The date of first publication of this notice is 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, 2025 25-01131M

#### SECOND 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 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 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, 2025

# SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. 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  ${\bf Attorney\ for\ Personal\ Representative:}$ James E. Johnson II Email Address: jjohnson@manateelegal.com Email Address: cgodfrey@manateelegal.comFlorida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209

25-01136M

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

SECOND INSERTION

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

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

THE TIME PERIODS SET FORTH

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 25-01144M July 11, 18, 2025

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 FOREV-

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, 2025

# **PUBLISH YOUR LEGAL NOTICE**

Telephone: (941) 747-1871

July 11, 18, 2025

and select the appropriate County name from the menu option Call **941-906-9386** or email legal@businessobserverfl.com



# --- TAX DEEDS / PUBLIC SALES ---

**MANATEE COUNTY** 

#### SECOND 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

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. woodlandpreservecdd.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.

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-497

Tax Deed #:2025TD000055

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND

Andy Mendenhall District Manager July 11, 18, 2025

25-01152M

#### THIRD INSERTION

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

Certificate Number: 2023-5054 Tax Deed #:2025TD000056

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

July 4, 11, 18, 25, 2025 25-01052M

# THIRD INSERTION

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

Certificate Number: 2023-4635 Tax Deed #:2025TD000051 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4635 Year of Issuance 2023 Description of Property LOT 112, SUNNY LAKES ESTATES SUB, AS PER THE PLAT THEREOF IN PLAT BOOK 9, PAGES 73, 74, AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#60075.0000/9 Parcel ID Number 6007500009 Property Address: 6008 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY GENDREAU, JAY RAY CAPITAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 4, 11, 18, 25, 2025 25-01050M

the Courts.

#### THIRD INSERTION THIRD INSERTION

the Courts.

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

Certificate Number: 2023-3460 Tax Deed #:2025TD000028 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3460 Year of Issuance 2023 Description of Property PARCEL 1: COM AT AN IRON PIPE AT THE MONUMENTED SE COR OF LOT 14, BLK B (BLOCK CORNER) ADAMS ADDITION TO BRADENTON (PB 1 PG 129) PRMCF; TH N 89 DEG 38 MIN 53 SEC W ALNG THE MONUMENTED N R/W LN OF 17TH AVE W (S LN OF LOT 14) A DIST OF 150 FT FOR A POB; TH CONT N 89 DEG 38 MIN 53 SEC W ALNG SD N R/W LN, A DIST OF 50 FT TO THE MONIMENTED SW COR OF SD LOT 14; TH N 00 DEG 36 MIN 00 SEC W, ALG MONUMENTED W LN OF SD LOT 14, A DIST OF 91.56 FT; TH N 89 DEG 59 MIN 49 SEC E, 50 FT; THE S 00 DEG 35 MIN 00 SEC E, 91.87 FT TO THE POB PI#44352.0010/9 Parcel ID Number 4435200109 Property Address: 1114 17TH AVE W BRADENTON, FL 34205 Names in which assessed: SIDNEY JUNE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 08/04/2025 at 10:00 am, by

Angelina Colonneso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 2025 25-01068M

## THIRD INSERTION

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

Certificate Number: 2023-4684 Tax Deed #:2025TD000052 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4684 Year of Issuance 2023 Description of Property LOT 20, BLK B, SUNSET ACRES SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#61028.0000/7 Parcel ID Number 6102800007 Property Address: 5612 27TH ST W BRADENTON, FL 34207 Names in which assessed: CLAUDIA PORTILLO, ERIX ACOSTA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 4, 11, 18, 25, 2025 25-01066M

# NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5476

Tax Deed #:2025TD000034 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5476 Year of Issuance 2023 Description of Property UNIT 118, WHITNEY BEACH, A CONDO, ACCORDING TO THE DEC OF CONDO, AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 383, AND AS PER MERGER OF CONDO AS REFERENCED BY CERTIFICATE THEREOF RECORDED OFFICIAL RECORDS BOOK 1283, PAGE 2654, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 1, PAGES 56 THROUGH 59, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#78213.0000/6 Parcel ID Number 7821300006 Property Address: 6700 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 Names in which assessed: JOHN J HINES, JOHN JAMES HINES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 2025 25-01061M

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

July 4, 11, 18, 25, 2025 25-01063M

#### THIRD INSERTION

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

Certificate Number: 2023-3533

Tax Deed #:2025TD000046 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3533 Year of Issuance 2023 Description of Property LOTS 57, BOOKER T. WASHINGTON HOMESTEADS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#45369.0005/9 Parcel ID Number 4536900059 Property Address: 1013 13TH ST E BRADENTON, FL 34208 Names in which assessed: JUAN CA-BRERA, JUAN J J CABRERA CERRILLO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01058M

# THIRD INSERTION

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

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

July 4, 11, 18, 25, 2025 25-01065M

#### THIRD INSERTION NOTICE OF APPLICATION

# FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-4865

Tax Deed #:2025TD000053 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4865 Year of Issuance 2023 Description of Property LOT 5, BLK A, BAYSHORE GARDENS, SEC NO 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#62696.0000/0 Parcel ID Number 6269600000 Property Address: 6624 26TH ST W BRADENTON, FL 34207 Names in which assessed: ANTHONY BRUNO, LISA L CONFORTI, NICHOLAS BRUNO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com

08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of July 4, 11, 18, 25, 2025 25-01062M

# THIRD INSERTION

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

Certificate Number: 2023-537 Tax Deed #:2025TD000058

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

Colonneso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 2025 25-01057M

will be sold to the highest bidder on-

line at manatee.realforeclose.com on

08/04/2025 at 10:00 am, by Angelina

# SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY.

FLORIDA\ PROBATE DIVISION

CASE NO. 2023CP003004AX IN RE: THE ESTATE OF: HALL, DONALD C DECEASED
PLEASE TAKE NOTICE that on

6/12/2025, there was placed on deposit in this office, funds received from ANNE FOREST FAIR in the amount of \$5000.00.

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), JAMES MCFAR- LING who is unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025.

Angelina "Angel" Colonneso, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller By: Brenda Stewart

Deputy Clerk June 20; July 18, 2025 25-00956M

#### SECOND INSERTION

#### NOTICE OF UNCLAIMED FUNDS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION

#### CASE NO. 2024CP00262AX IN RE: THE ESTATE OF: MILEWSKI SR, THEODORE J DECEASED

PLEASE TAKE NOTICE that on  $6/5/2025,\, there \,\, was \,\, placed \,\, on \,\, deposit \,\, in this office, funds received from Theo$ dore J Milewski Jr in the amount of \$32,845.23

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), Madison Milewski who is unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025.

Angelina "Angel" Colonneso, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller By: Brenda Stewart Deputy Clerk

June 20; July 18, 2025 25-00957M

#### FOURTH INSERTION

#### NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS

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

Case No. 2025-CA-001274 In re: 308 53RD AVE EAST, LLC, Assignor, to LARRY S. HYMAN,

Assignee.
TO: ALL CREDITORS AND OTHER INTERESTED PARTIES:

1. PLEASE TAKE NOTICE that on or about June 17, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by 308 53RD AVE EAST, LLC, Assignor, with its principal place of business at 9403 9th Ave NW, Bradenton, FL 34209, to Larry S. Hyman, Assignee, whose address

is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County.
2. YOU ARE HEREBY FURTHER

NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforc-ing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee.

3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before October 15, 2025. June 27; July 4, 11, 18, 2025

25-01004M

# THIRD INSERTION

#### NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024-DP-0046 DIV.J

IN THE INTEREST OF: I.M.C. DOB: 1/6/2013, MINOR CHILD

TO: Dawn Gibson-Capo, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.M.C. born on 1/6/2013. You are hereby commanded to appear on August 12, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Mana-tee Ave. W Bradenton, FL 34206, for an ADVISORY HEARING.

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

RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

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

Angelina Colonneso, Clerk of Court By: As Deputy Clerk July 4, 11, 18, 25, 2025 25-01080M

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY.

FLORIDA CASE NO: 2021 CP 1553 PHEBE SIMMONS, DEXTER MCDONALD, SAMUEL SIMMONS, CLINTON HEAVEN,

Petitionors, v. DAVID MCDONALD, JEROME HEAVEN, MARY HAMILTON, MARQUEL SIMMONS, WILLIE LAQUADROIN SIMMONS, ARIS LINDA WILLIAMS, CHARLES HEAVEN JR., MAURICE WILLIAMS, BRIAN HEAVEN, CORY HEAVEN, ABREIL HEAVEN, SANDRA ROSS, and any other heirs and devisees of TERRENCE HEAVEN, deceased, and DELORES HEAVEN.

Respondents. TO: JEROME HEAVEN, MARY HAM-ILTON MAURICE WILLIAMS BRIAN HEAVEN, COREY HEAVEN, AND DE-LORES HEAVEN.

YOU ARE NOTIFIED tha an action to partition the following property in Manatee County, Florida:

All of Lot 95 and the North 28 feet of Lot 96, WASHINGTON PARK, as per plat thereof recorded in Plat Book 4, Page 128, of the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on E. Blake Melhuish. Esquire, the Petitioners' attorney, whose address is 522 Twelfth Street West, Bradenton, Florida 34205, on or before 8/6/2025, and file the original with the Clerk of this Court located at 1115 Manatee Avenue West, Bradenton, Florida, or mailing address at P.O. Box 25400, Bradenton, Florida 34206, either before service on the Petitioners' attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint.

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

DATED on JUNE 25, 2025. ANGELINA M. COLONNESO

Clerk of Circuit Court (SEAL) By: Brenda Stewart Deputy Clerk

E. Blake Melhuish, Esquire, Petitioners' attorney, 522 Twelfth Street West,

Bradenton, Florida 34205 July 4, 11, 18, 25, 2025 25-01093M

# --- TAX DEEDS ---

#### THIRD INSERTION

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

Certificate Number: 2023-4903 Tax Deed #:2025TD000054 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4903 Year of Issuance 2023 Description of Property LOT 11, BLK 23, TRAILER ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TO-GETHER WITH THE 1962 SKYLINE BUDDY MOBILE HOME LOCATED THERON; VIN F55X1374, TITLE NO. 869252, PI#63826.0000/2 Parcel ID Number 6382600002 Property Address: 6623 NEW JERSEY ST BRA-DENTON, FL 34207 Names in which assessed: DELTA TRANSACTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

# July 4, 11, 18, 25, 2025 25-01067M THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-2004 Tax Deed #:2025TD000036 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the  $holder\ of\ the\ following\quad certificate(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2004 Year of Issuance 2023 Description of Property BEGIN 3991 FT N & 33 FT E OF THE SW COR OF NW 1/4 OF NW 1/4 OF SEC 19 TWN 35 S, RNG 18 E, SD POB APPROX  $33\ \mathrm{FT}$  E OF THE NW COR OF NW 1/4 OF SW 1/4 OF SECT 18, TWN 35 S, RNG 18 E; TH E ON N LN OF NW 1/4 OF SW 1/4 OF SEC 18, TO SEA BOARD AIRLINE RAILWAY R/W 1261 FT. MORE OR LESS; TH S ALG SEABOARD AIRLINE RAILWAY R/W 331 FT; TH W PAR WITH N LN 1261 FT, MORE OR LESS, TO RANGE LN RD; TH N TO POB LOCATED IN MANATEE COUNTY FL.: LESS & EXCEPT: THAT PORTION OF LAND CONVEYED TO KCAAG, INC., A FL. CORP., INC WD DTD 2/18/05 & REC ON 2/23/08 IN OR BK 1995/5378, OF PRMCF DESC AS FOLLOWS; BEGIN AT THE SE COR OF THE PROP DESC IN OR BK 1916/2957, OF PRMCF, SAID PT ALSO BEING THE NE COR OF LOT 5, RAILSIDE INDUSTRIAL PARK SUB, ACCORDING TO THE PLAT THEREOF AS REC IN PLAT BK 21 PGS 3 & 4, OF THE PRMCF; TH S 88 DEG 42' 46" W ALG THE N LN OF LOT 5 & THE S LN OF THE PROP DESC IN OR BK 1916/2957, A DIST OF 475.47 FT TO THE W BANK OF ONECO DRAIN; TH N 12 DEG 49' 48" E ALG SAID BANK A DIST OF 338.72 FT TO THE N LN OF THE PROP DESC IN OR BK 1916/2957: TH N 88 DEG 20' 47" E ALG SAID N LN, A DIST OF 391.85 FT TO THE W R/W LN OF THE RR; TH S 01 DEG 27' 40" E ALG SAID LN A DIST OF 331.00 FT; THENCE W PARALLEL WITH N LINE 1261 FT. MORE OR LESS. TO RANGE LINE ROAD; THENCE N TO POB, LOCATED IN MANATEE COUNTY, FLORIDA. LESS AND EXCEPT: THE PORTION OF LAND CONVEYED TO KCAAG, INC., A FLORIDA CORPORATION, IN WARRANTY DEED DATED FEBRUARY 18, 2005 AND RECORDED ON FEBRUARY 23, 2005 IN OFFICIAL RECORDS BOOK 1995, PAGE 5378, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#1836500159 Parcel ID Number 1836500159 Property Address: 5703 15TH ST E BRADENTON, FL 34203 Names in which assessed: G & G STEEL CONCRETE LLC, G & G STEEL CONCRETE LLC. GODOFREDO GAVIA-CHAVEZ All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such

July 4, 11, 18, 25, 2025 25-01055M

Clerk of the Courts.

certificate(s) will be sold to the highest

bidder online at manatee.realforeclose.

com on 08/04/2025 at 10:00 am, by

Angelina Colonneso, Manatee County

#### THIRD INSERTION

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

Certificate Number: 2023-5468 Tax Deed #:2025TD000033 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5468 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLK 16,OF THE REVISED PLAT OF LONG BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS AND EXCEPT THAT PORTION OF LOT 2 OF SAID BLK, LYING WITHIN 25 FT OF LOT 3 OF SAID BLK PI77918.0000/1 Parcel ID Number 7791800001 Property Address: 720 RUSSELL ST LONGBOAT KEY, FL 34228 Names in which assessed: ELIZABETH SQUERI KROTH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 2025 25-01046M

#### THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-289 Tax Deed #:2025TD000042

NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-289 Year of Issuance 2023 Description of Property PARCEL A: A PORTION OF SEC 15 DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 15: TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF SD SEC 15 A DIST OF 1718.31 FT: TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS PB 2 P 37) FOR A POB; TH CONT S 00 DEG 18 MIN 47 SEC E 1232.25 FT; TH S 89 DEG 50 MIN 36 SEC E 100 FT; TH N 00 DEG 18 MIN 47 SEC W 1232.25 FT TO AFOREMENTIONED S R/W LN OF SD 30 FT RD; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 100 FT TO THE POB: TOGETHER WITH THE FOLLOWING DESC PARCEL: COM AT THE NW COR OF SEC 15 (SW COR OF SEC 10); TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF S D SEC 15 A DIST OF 1818.32 FT: TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS PB 2 P 37) FOR A POB; TH CONT S 00 DEG 18 MIN 47 SEC E 1132.25 FT; TH S 89 DEG 50 MIN 36 SEC E 833.69 FT TO THE W R/W LN OF A 30 FT PLATTED RD (SEE REF ABOVE TO PLAT OF SD WATERBURY GRAPEFRUIT TRACTS); TH N 00 DEG 17 MIN 10 SEC W ALG SD W R/W LN A DIST OF 1132.25 FT TO THE AFOREMENTIONED S R/W LN: TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 834 21 FT TO THE POR TOGETHER WITH THE FOLLOWING TRIPLE MOBILE HOME: PALH MOBILE HOME. TITLE NO. 90538687 AND IDENTIFICATION NO PH0914977AFL; 2004 PALH MOBILE HOME, TITLE NO. 90538645 AND IDENTIFICATION NO. PH0914977BFL; AND 2004 PALH MOBILE HOME, TITLE NO. 90538596 AND IDENTIFICATION NO. PH0914977CFL. PI#3164.0705/9 Parcel ID Number 316407059 Property Address: 23810 53RD AVE MYAKKA CITY, FL 34251 Names in which assessed: KEVIN KEMBLE. KEVIN PATRICK KEMBLE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. July 4, 11, 18, 25, 2025 25-01054M

#### THIRD INSERTION

#### NOTICE OF APPLICATION Section 197.512 F.S. Certificate Number: 2023-73

Tax Deed #:2025TD000059 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-73 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN SEC 16, MORE PARTICULARLY DESC AS FOL-LOWS: COM AT THE NW COR OF SD SEC 16; TH S 00 DEG 02 MIN 00 SEC E, ALG THE W LN OF SD SEC 16, A DIST OF 2660.20 FT TO THE SLY END OF AN EXISTING PRIVATE RD EASMT IN OR 1038 P 3160 FOR A POB; TH CONT S 00 DEG 02 MIN 00 SEC E, ALG SD W LN, A DIST OF  $875.53~\mathrm{FT}$  TO A PT ON THE N LN OF THE S 1786.48 FT OF THE W1/2 OF SD SEC 16; TH S 89 DEG 58 MIN 27 SEC E, ALG SD N LN, A DIST OF 980 FT; TH N 00 DEG 02 MIN 00 SEC W, 495 FT; TH N 89 DEG 58 MIN 27 SEC W, 880 FT; TH N 00 DEG 02 MIN 00 SEC W, ALG THE EXTENSION OF THE ELY LN OF SD RD EASMT, A DIST OF 380.63 FT TO THE S LN OF SD RD EASMT; TH S 89 DEG 58 MIN 00 SEC W, ALG SD S LN, A DIST OF 100 FT TO THE POB, CONT 12.01 AC, M/L, TOGETHER WITH INGRESS EGRESS EASMT IN 1308/382 AND 1494/6809, PI#607.1045/6 Parcel ID Number 60710456 Property Address: 6005 HOG TOWN LN MYAKKA CITY, FL 34251 Names in which assessed: DEBRA BOYETTE, TIMOTHY MOUTOUX All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

#### the Courts July 4, 11, 18, 25, 2025 25-01051M

## THIRD INSERTION

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

Certificate Number: 2023-1214 Tax Deed #:2025TD000009 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1214 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SD SEC 8; TH S 89 DEG 13 MIN 00 SEC E, ALG THE N LN OF SD SD 8, A DIST OF 1,166.38 FT TO THE INT OF SD N LN OF SEC 8 & THE C/L OF ELLENTON-GILLETTE RD, TH S 00 DEG 17 MIN 49 SEC E, ALG SD C/L OF ELLENTON-GILLETTE RD, A DIST OF 1,363.69 FT; TH S 89 DEG 43 MIN 06 SEC E, A DIST OF 30.16 FT TO A PT ON THE ELY R/W LN SD ELLENTON-GILLETTE RD. SD PT ALSO BEING THE POB; TH S 89 DEG 29 MIN 21 SEC E, A DIST OF 409.79 FT: TH N 00 DEG 16 MIN 50 SEC W, A DIST OF 79.83 FT; TH S 89 DEG 26 MIN 27 SEC E, A DIST OF 2,349.12 FT; TH S 00 DEG 41 MIN 32 SEC W. A DIST OF 2.582.01 FT: TH S 89 DEG 32 MIN 30 SEC W, A DIST OF 1,339.96 FT; TH N 00 DEG 58 MIN 24 SEC W. 51.52 FT: TH N 87 DEG 11 MIN 40 SEC W A DIST OF 1,376.83 FT TO AFORESAID ELY R/W LN OF ELLENTON-GILLETTE RD; TH N, ALG AFORESAID ELY R/W LN, THE FOLLOWING 2 COURSES: 1) N 00

DEG 15 MIN 04 SEC W, A DIST OF 1,267.68 FT; 2) N 00 DEG 16 MIN 54 SEC W, A DIST OF 1,152.73 FT TO THE POB. LYING & BEING IN SEC 8 TWN 34S RNG 18E CONTAINING 160.13AC (2139/5189) PI#8044.0005/9 Parcel ID Number 804400059 Property Address: 2400 36TH AVE E PALMETTO, FL 34221 Names in which assessed: BARNES WALKER, GOETHE & PERRON, CHARTERED, PARRISH LAND INVESTMENTS I LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 2025 25-01053M

#### THIRD INSERTION

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

Certificate Number: 2023-3407 Tax Deed #:2025TD000045 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3407 Year of Issuance 2023 Description of Property LOT 7 DRYMANS FIRST ADD PI#43241.0000/9 Parcel ID Number 4324100009 Property Address: 1008 7TH ST W BRADENTON, FL 34205 Names in which assessed: LINDA JOYCE MCNEIL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.

Angelina Colonneso, Manatee County July 4, 11, 18, 25, 2025 25-01047M

Clerk of the Courts.

com on 08/04/2025 at 10:00 am, by

#### THIRD INSERTION

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

Certificate Number: 2023-1567 Tax Deed #:2025TD000039 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: 2023-1567 Year of Issuance 2023 Description of Property LOT 52, KINGSTON ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#13750.1260/4 Parcel ID Number 1375012604 Property Address: 1418 16TH ST E BRA-DENTON, FL 34208 Names in which assessed: IRVING, IRENE, IRVING, JEANETTE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. July 4, 11, 18, 25, 2025 25-01060M

# THIRD INSERTION

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

Certificate Number: 2023-61 Tax Deed #:2025TD000035 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-61 Year of Issuance 2023 Description of Property THE SE1/4 OF THE NW1/4 AND THE E3/4 OF THE SW1/4 OF THE NW1/4 AND THE N 50 FT OF THE W1/2 OF THE W1/2 OF THE SW1/4 OF THE NW1/4 OF SEC 9; TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA; AND THE E 50 FT OF SECTION TOWNSHIP 35 S, RANGE 22 E, LYING S OF STATE ROAD #64 AND THE E 50 FT OF THE N 1,370 FT IF SECTUIN 8, TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP  $35\,\mathrm{S}, \mathrm{RANGE}\,22\,\mathrm{E}, \mathrm{AND}\,\mathrm{ALSO}\,\mathrm{THOSE}$ EASEMENTS AS DESCRIBED IN O.R. BOOK 503, PAGE 333, OF MANATEE COUNTY, FLORIDA. IT IS THE INTENT OF THE PARTIES CREATE AND ESTATE BY THE ENTIRETIES IN THE ABOVE PROPERTY. PI#589.1010/9 Parcel ID Number 58910109 Property Address: 41090 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: HOWARD C HARTMAN AND NORMA J HARTMAN REVOCABLE TRUST U/A/D 5/5/05, NORMA J HARTMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online

at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. July 4, 11, 18, 25, 2025 25-01044M

#### THIRD INSERTION

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

Certificate Number: 2023-2763 Tax Deed #:2025TD000016 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2763 Year of Issuance 2023 Description of Property LOTS 9,10 BLK A H W HARRISON SUB PI#26111.0000/5 Parcel ID Number 2611100005 Property Address: 1607 3RD AVE W PALMETTO, FL 34221 Names in which assessed: MA-SONIC LODGE NO 487 C/O JOHN-NY MCCROY All of said property being in the County of Manatee, State of Florida. Unless such  $\,$  certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

# July 4, 11, 18, 25, 2025 25-01048M

#### THIRD INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4275 Tax Deed #:2025TD000048 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: 2023-4275 Year of Issuance 2023 Description of Property LOT 379, FAIR LANE ACRES. FIRST ADD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#54354.0000/6 Parcel ID Number  $5435400006 \ \ Property \ \ Address: \ \ 705$ 50TH AVE W BRADENTON, FL 34207 Names in which assessed: FRAZER HOLDINGS II 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 manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. July 4, 11, 18, 25, 2025 25-01064M

# THIRD INSERTION

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

Certificate Number: 2023-5430 Tax Deed #:2025TD000032 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the  $holder\ of\ the\ following\quad certificate(s)$ has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5430 Year of Issuance 2023 Description of Property START ON E LN OF LOT 7 PLAT OF LOT 3 U.S. AS SHONW ON PLAT OF RECORD IN P.B. 1 PG. 71 AT THE SE COR OF GIBSON PROPERTY AS DESC IN D.B. 196 PG 403: TH GO S ALG SD LN A DIST OF 443.6 FT FOR A POB; TH CONT S ALG E LN OF SD LOT 7 A DIST OF 60.6 FT TO ANTILLA PROPERTY DESC IN D.B. 294 PG 549; TH WLY WITH AN INSIDE ANGLE OF 84 DEG 42 MIN ALG N LN OF SD ANTILLA PROPERTY TO INT THE N & S C/L OF SD LOT 7 A DIST OF 82.5 FT (WHICH POINT OF INT IS 137.5 FT NLY FROM THE SLY END OF SEAWALL); TH N ALG SD C/L A DIST OF 79.8 FT: TH SELY 87.5 FT TO POB. PI#76855.0000/6 Parcel ID Number 7685500006 Property Address: 4518 124TH STREET CT W CORTEZ, FL 34215 Names in which assessed: AGENT- KIMBERLY JEAN MCVEY. KILLER BAIT LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01056M

#### THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1162

Tax Deed #:2025TD000037 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1162 Year of Issuance 2023 Description of Property THE S 1/2 OF LOT 7, LESS THE N 5 FT, AND ALL OF LOTS 8, 9, AND 10, BLK 26, ONAHOM FARMS SUB, AC-CORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7502.0012/9 Parcel ID Number 750200129 Property Address: 3703 36TH AVE E PALMETTO, FL 34221 Names in which assessed: MICHAEL J MANNING, MICHAEL JOHN MAN-NING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 4, 11, 18, 25, 2025 25-01049M

#### THIRD INSERTION

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

Certificate Number: 2023-3451

Tax Deed #:2025TD000027 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: 2023-3451 Year of Issuance 2023 Description of Property LOT 11, BLK B, E.D. SCROGIN'S SUB, FACING 61.6 FT ON TENTH STREET AND RUNNING BACK 84.2 FT, IN SECTION 25, TOWNSHIP 34 S, RANGE 17 E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 93, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#44223.0000/6 Number 4422300006 Parcel ID Property Address: 1408 10TH ST W

BRADENTON, FL 34205 Names in which assessed: NAIDA SIERRA 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 manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

July 4, 11, 18, 25, 2025 25-01069M

the Courts.

# THIRD INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5358

Tax Deed #:2025TD000031 NOTICE IS HEREBY GIVEN that

KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5358 Year of Issuance 2023 Description of Property UNIT NO. 107, TOGETHER WITH UNIT 1 BOAT DOCK OF SAN REMO, A CONDO, ACCORDING TO THE DEC OF COND RECORDED IN O.R. BOOK 938, PAGE 550, AND ALL EXHIBITS AND AMENDMENTS THEREOF, RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#75035.0040/2 Parcel ID Number 7503500402 Property Address: 10004 CORTEZ RD W APT 107 BRADENTON, FL 34210 Names in which assessed: WILLIAM SCHEID All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01045M

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