

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	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, 202525-01211M	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, 202525-01227M
FIRST INSERTION	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 08/07/2025 at 9: 30 AM Chris Carlen- household and about 50 boxes 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, 202525-01191M	

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 ENFORCEMENT 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: rdurand@rizzetta.com

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	\$ 1,273,932.00		
COLLECTION COSTS @ 3%	\$ 41,094.58		
EARLY PAYMENT DISCOUNT @4%	\$ 54,792.77		
TOTAL O&M ASSESSMENT	\$ 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.

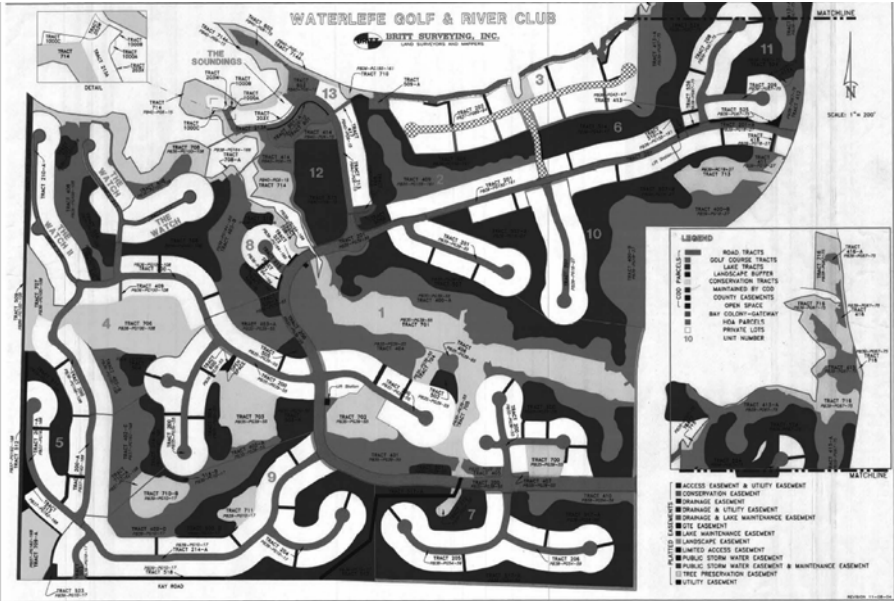
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting 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 Manager



FIRST INSERTION	FIRST INSERTION	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, 202525-01226M	PUBLIC NOTICE Notice is hereby given that DONALD HOWARD JOHNSON, OWNER, desiring to engage in business under the fictitious name of JOHNSON EQUIPMENT 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, 202525-01189M	PUBLIC NOTICE Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring 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. July 18, 202525-01203M

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.
LOCATION:	Palma Sola Trace Clubhouse 7408 Hamilton Road Bradenton, Florida 34209

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)
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.

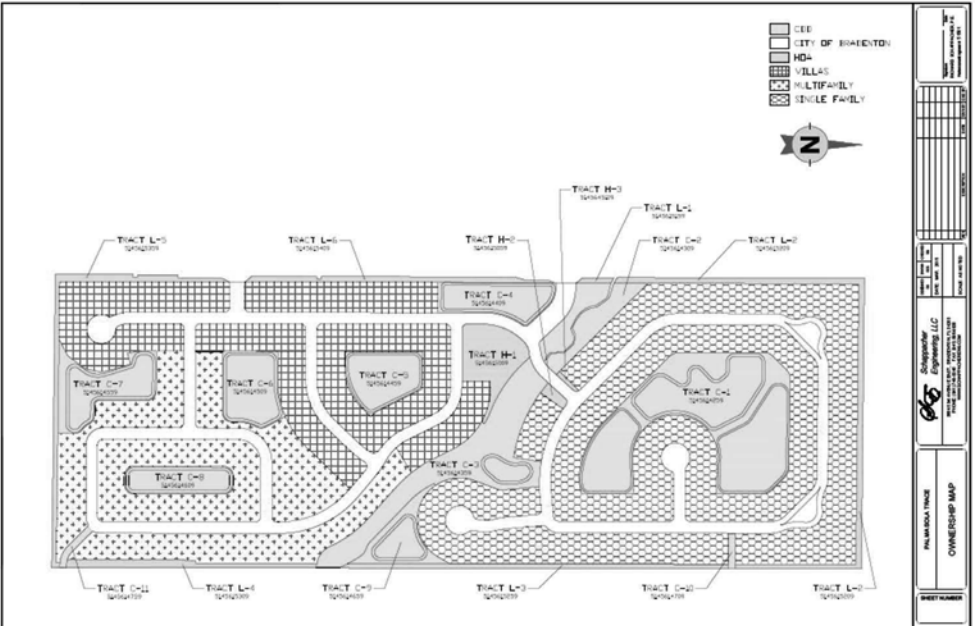
Additional Provisions

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
District Manager



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.

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://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

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://willowsedd.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

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 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 Trevesta Community Development District (“**District**”) will hold the following two public hearings and a regular meeting:

DATE:

August 13, 2025

TIME:

3:00 p.m.

LOCATION:

Trevesta Clubhouse
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

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 MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

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

DATE:

August 11, 2025

TIME:

6:30 p.m.

LOCATION:

Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 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),

the District from later electing to collect those or other assessments in a different manner at a future time.

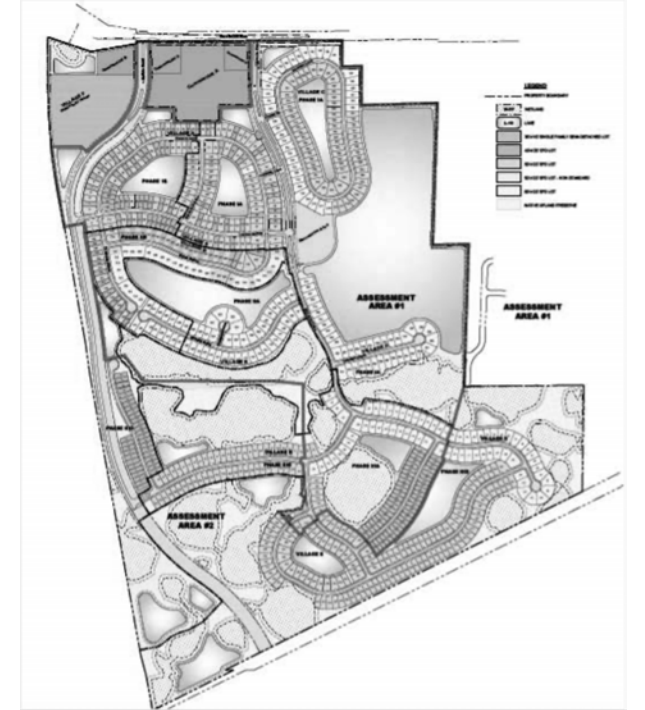
Additional Provisions

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 forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

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.

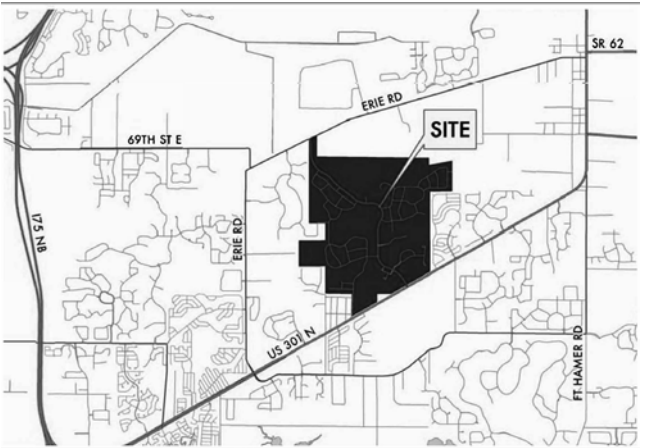
Additional Provisions

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 telephone.

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

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

Matt O’Nolan
District Manager



July 18, 25, 2025

25-01198M

--- PUBLIC SALES ---

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 NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) for the Water’s Edge Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 28, 2025
TIME:	6:00 p.m.
LOCATION:	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

**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 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 levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill no later than November of this year. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property

which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District’s decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, 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

WATER’S EDGE
COMMUNITY DEVELOPMENT DISTRICT
PROJECT LOCATION MAP

PROJECT:	WATER’S EDGE COMMUNITY DEVELOPMENT DISTRICT		
CLIENT:	RESOURCE CONSERVATION OF MANATEE, LLC		
WilsonMiller			
Planners • Engineers • Ecologists • Surveyors • Landscape Architects • Transportation Consultants			
WilsonMiller, Inc.			
8800 Professional Parkway (at Gulf Breeze) Florida 32561-9404 • Phone 904-671-9800 • Fax 904-671-0400 • Web Site www.wilsonmiller.com			
SCALE	1" = 3000'	DATE	03/12
NORTH	11-13814 345 196	PROJECT NO.	
DRAWN BY	2156-00115	DATE	03/12
CHECKED BY	2156-00115	DATE	03/12

July 18, 202525-01197M

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, 202525-01192M

FIRST INSERTION

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors’ meeting on 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 by law.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

Table of Proposed Fiscal Year 2025-2026

Operation and Maintenance Assessments

TOTAL O&M BUDGET	\$2,357,656.00
COLLECTION COSTS @ 3.0%	\$76,053.42
EARLY PAYMENT DISCOUNT @ 4.0%	\$101,404.56
TOTAL O&M ASSESSMENT	\$2,535,113.98

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

***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 District.

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

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

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

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

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

Matthew O’Nolan
District Manager

July 18, 25, 202525-01229M

HOW TO
PUBLISH YOUR
LEGAL
NOTICE
IN THE
BUSINESS
OBSERVER

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

Business
Observer

05201M

PUBLIC SALES / ESTATE ---

FIRST INSERTION

DW BAYVIEW 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 NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:

TIME:

LOCATION:

August 8, 2025
10:00 A.M.
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

*includes collection costs and early payment discounts

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 MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

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

DATE:

TIME:

LOCATION:

August 12, 2025
4:00 p.m.
Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 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)
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

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.

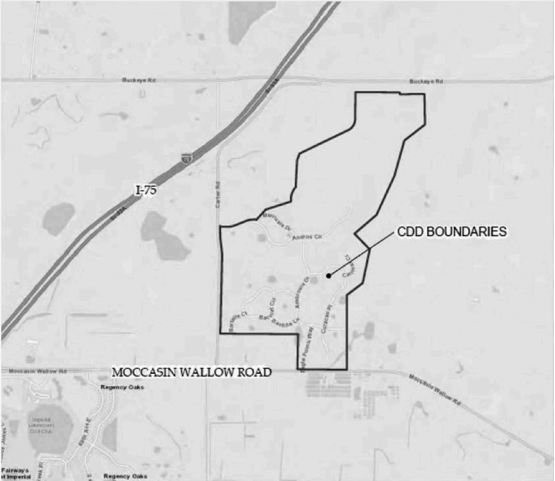
Additional Provisions

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 appeal is to be based.

Stephanie DeLuna
District Manager



July 18, 25, 2025

25-01221M

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 SYLVIA 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, Bradenton, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

The personal representative or cura-

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

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

Paul W. Lock, Jr.
Personal Representative
878 Winkumpough 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 WITHIN 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 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:
/s/ Mason Thomas
Mason Thomas
101 North Meridian Avenue, Unit 605
Tampa, FL 33602

Attorney 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
July 18, 25, 2025

25-01237M

FIRST INSERTION

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 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 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 Property 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 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.

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
July 18, 25, 2025

25-01238M

LV20906_V11

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

--- 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	Amount	Case Number	Owner and/or Plaintiff	Defendant / Plaintiff	Amount	Case Number	Owner and/or Plaintiff	Defendant / Plaintiff	Amount	Case Number
7 ELEVEN		\$70.00	2009MM1471	COLORADO STATE ARCHIVES		\$43.50	1992DR1638	HAYT HAYT AND LANDAU PL		\$36.20	2023CC165
7 ELEVEN		\$1,284.85	2020CF2951	COMBS, KIMBERLY		\$1,976.04	2023MM1202	HECTOR DIAZ VARGAS		\$15.00	Jury Service
AARON ANDREW PARRISH		\$15.00	Jury Service	CONNOR CHAMP GAYLE		\$15.00	Jury Service	HERBERT LEE BROWN		\$30.00	Jury Service
AARON DEAN TOBIN		\$15.00	Jury Service	CORLETO, MICHAEL		\$620.00	2023MM2821	HERNANDEZ, GILBERTO		\$50.00	2021CF3056
AARON MAXWELL EMELOCK		\$15.00	Jury Service	CORNELL, CHRISTIAN		\$166.62	2020CF3044	HERNANDEZ, MARIO		\$50.00	2020CF265
ADELL, NIKOLAS		\$143.80	2023TR12465	COURTNEY LEA ROSENCRANTZ		\$15.00	Jury Service	HERNANDEZ, MARIO		\$50.00	2020CF265
ADIDAS		\$146.50	2014CF3890	COURTNEY, LEVI HAMPTON		\$200.00	2020CF951	HERNANDEZ, MARIO		\$50.00	2020CF265
ADRIAN LEMUS		\$15.00	Jury Service	CRUZ, ANTHONY FERNANDO		\$300.00	2022CF3272	HERNANDEZ, MARIO	\$1,320.00	\$500.00	2020CF265
ADRIAN JOED CRUZ LOPEZ		\$15.00	Jury Service	CRYSTAL LUDDEN CULVER		\$15.00	Jury Service	HERNANDEZ-MEJIA, VICENTE		\$500.00	2023MM3312
AERIAL ROSE SHANER		\$15.00	Jury Service	CUELLAR, CARLOS		\$10.80	2023TR8098	HICKMAN, MEGAN		\$26.50	2018CF1129
ALAN GERRARD FLANDREAU		\$15.00	Jury Service	CURTIS, DARIUS EVANS WRIGHT		\$83.00	2023TR18809	HICKMAN, MEGAN		\$26.50	2018CF1129
ALEC BERT LUCAS		\$15.00	Jury Service	CVS PHARMACY		\$44.00	2021CF1852	HICKMAN, MEGAN		\$26.50	2018CF1129
ALEESA MISHEL ROGERS		\$15.00	Jury Service	CYNTHIA ANN LONG		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALEXANDER KENYATTA POTTER		\$30.00	Jury Service	CYNTHIA LYNN QUICK		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALEXANDER PAUL LEEBAW		\$30.00	Jury Service	DAEJAH AALIYAH DAWES		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALEXIS ANDRES COLON COSME		\$15.00	Jury Service	DAJOINNAE IRENA LAWSON		\$30.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALI-REZA NAYEBI		\$15.00	Jury Service	DALTON EUGENE WINKLER		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALIZAEEL TAKEISHA KENDRICK		\$15.00	Jury Service	DAMARIA ASHANTI BELL		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
ALVA LOWELL ANDERSON		\$30.00	Jury Service	DANIEL SOTO GONZALEZ		\$15.00	Jury Service	HICKMAN, MEGAN		\$26.50	2018CF1129
AMANDA RENEE ARNOLD		\$15.00	Jury Service	DANIEL DALE SANTRY		\$15.00	Jury Service	HICKMAN, MEGAN		\$53.00	2018CF1129
AMERICAN CHARTERED TITL AND		\$25.15	202341005732	DANIEL DUSHCO PETROV		\$15.00	Jury Service	HIGHTOWER, RUSSELL		\$96.50	2013CF2467
AMY JO HEINE		\$15.00	Jury Service	DANIEL MAURICIO MUNOZ LATORRE		\$15.00	Jury Service	HILLARY ANNE DIAMOND		\$15.00	Jury Service
ANDERSON, MICHAEL		\$21.50	2014CF281	DAVID WEIMAN		\$15.00	Jury Service	HOLLY MC CLENDON SHAFER		\$15.00	Jury Service
ANDERSON, MICHAEL		\$79.50	2014CF281	DAVID ALLEN LAPRELLE		\$15.00	Jury Service	HOOTERS		\$14.97	2022MM1632
ANDREW ROBERT HALSTEAD TERLAJE		\$30.00	Jury Service	DAVID AMIR ZARGHAMI		\$15.00	Jury Service	HUONG LE		\$15.00	Jury Service
ANGELA MARIA NAVEJAR		\$15.00	Jury Service	DAVID ANDREW BUCHAN		\$15.00	Jury Service	IBARRA, YOLANDA		\$120.00	2023CT1349
ANGELA MARIAH FLORES		\$15.00	Jury Service	DAVID ANTONIO MARTIN		\$15.00	Jury Service	IRWIN, HAROLD LLOYD		\$10.80	2023TR6280
ANGELA SUE COOK		\$15.00	Jury Service	DAVID CHARLES BAYARD		\$15.00	Jury Service	ISAAH MICHAEL GREENWALD		\$15.00	Jury Service
ANGELIA MAE KENNEDY		\$15.00	Jury Service	DAVID GERALD RAWLEY		\$15.00	Jury Service	J. S., A MINOR		\$75.00	2022CJ370
ANGELINA MARIA TELLEZ		\$15.00	Jury Service	DAVID JAMES AEPPLI		\$15.00	Jury Service	JACQUELYNN IONA BACKUS		\$15.00	Jury Service
ANNITA MARIE MONROE		\$15.00	Jury Service	DAVID TERJE SWIFT OLSEN		\$30.00	Jury Service	JAFFARES, KIM		\$120.00	2023MM2520
ANTHONY RICHARD ELLIN		\$15.00	Jury Service	DAVID THOMAS ALLISON		\$15.00	Jury Service	JAMES CAMPBELL PLATT		\$15.00	Jury Service
ANTHONY THOMAS SKINNER		\$15.00	Jury Service	DAVID WILLIAM STAEHLIN		\$15.00	Jury Service	JAMES HARVEY VICARS		\$15.00	Jury Service
ANTONIO MENDEZ		\$15.00	Jury Service	DAVILA, ISMAEL LUIS GONZALEZ		\$36.00	2023TR2646	JAMES JONATHAN STEVENS		\$15.00	Jury Service
AONDREA LEE COURAN		\$15.00	Jury Service	DAYONNA ESPREE BELL		\$15.00	Jury Service	JAMES MADISON TAULBEE		\$15.00	Jury Service
AQUINO, ITXIAR		\$430.00	2021CF3140	DAWN MARIE COBB		\$15.00	Jury Service	JAMES TUNSHEIN NEWHALL		\$15.00	Jury Service
ARIAS ZAVALA, FERNANDO		\$240.00	2023CT2881	DAWN MICHELLE KORNFELD		\$15.00	Jury Service	JAMIE LEIGH BROWN		\$15.00	Jury Service
ARMANDO XAVIER VILLASENOR		\$30.00	Jury Service	DAWSEY, ANDREA		\$46.50	2019CJ1364	JANE ROBIN SMITH		\$15.00	Jury Service
ASHLEY ANN FERRISE		\$15.00	Jury Service	DEBRA LYN FALDER		\$15.00	Jury Service	JANICE LEE MONAGHAN		\$15.00	Jury Service
ASHLEY KATHERINE BURNETTE		\$15.00	Jury Service	DECLAN BRICE SMITH		\$15.00	Jury Service	JASON ANDREW STEINBERG		\$15.00	Jury Service
ASHLEY NICOLE BOND		\$15.00	Jury Service	DEDE, NIKITA		\$125.75	2023MM114	JASON SCOTT PLATT		\$15.00	Jury Service
ASHLEY NICOLE POLLOCK		\$30.00	Jury Service	DEIPARINE, ADRIENNE MAY		\$63.00	2023TR28385	JEAN MARIE MASTERSON		\$15.00	Jury Service
ASHLYN GRACE O'SHEA		\$15.00	Jury Service	DEKOW, ADAM JOHN		\$46.50	2021CF2485	JEFFERSON XAVIER DESOUZA		\$15.00	Jury Service
ATHANASIA ELIZABETH GIEGER		\$15.00	Jury Service	DELANDA, OSHWALD		\$175.75	2022MM3589	JEFFERY KEITH STURGIS		\$30.00	Jury Service
AUSTIN MICHAEL LYKINS		\$30.00	Jury Service	DELGADO, VICTOR RAMIRO		\$31.50	2023TR28191	JEFFREY CHRISTIAN SCHICK		\$15.00	Jury Service
AVA MARIE PANDELOGLOU		\$15.00	Jury Service	DELVIE, CHEYLA S		\$737.00	2022CF1000	JEFFREY PETER NELSON		\$15.00	Jury Service
AZAVIAN ISAAH GAY		\$15.00	Jury Service	DEMIAYAH MURRAY-THOMPSON		\$15.00	Jury Service	JEFFREY SCOTT DUBOIS		\$15.00	Jury Service
BALBUENA, ENGLÉS FANCISCO MORILLO		\$18.00	2023TR5179	DEMICHAEAL, RINA RICHARD		\$10.80	2023TR19045	JENNA-LYNN STEM		\$15.00	Jury Service
BARNETT, SHAWN		\$46.50	2010CF2573	DENNIS PATRICK JOHNSON		\$15.00	Jury Service	JENNIFER LYNN SAYKO		\$15.00	Jury Service
BARNETT, SHAWN		\$46.50	2010CF2573	DENTON GERCHAM OTTEY		\$15.00	Jury Service	JENNIFER MAE SCHUELER		\$15.00	Jury Service
BARNETT, SHAWN		\$46.50	2010CF2573	DEREK JAMES CUNNINGHAM		\$15.00	Jury Service	JENNIFER ROBIN CAPSTICK		\$15.00	Jury Service
BATHJE, DONALD		\$120.00	2023CT713	DEREK WILLIAM KEFFER		\$15.00	Jury Service	JERCOIYA KRISTINE WAITERS		\$15.00	Jury Service
BB AND T		\$3,200.00	2018CF1543	DEUS, JUANA TOJIN TIQUIRAM		\$1,197.75	2022CT2996	JEREMY CHARLES EARIK		\$15.00	Jury Service
BEEF O BRADYS		\$99.50	2016CF1549	DEVON VANHORNE DURAN		\$15.00	Jury Service	JEREMY KYLE FORRESTER		\$15.00	Jury Service
BENJAMIN CRONIN SCOTT		\$15.00	Jury Service	DIANE WHEATON TEREYESI		\$15.00	Jury Service	JERRITT CHARLES HALLENBECK		\$15.00	Jury Service
BENJAMIN DANIEL GERVAIS		\$30.00	Jury Service	DIANNA MARIE SMITH		\$15.00	Jury Service	JERRY L ROBERTSON		\$30.00	Jury Service
BENJAMIN ROBERT BLAIR		\$15.00	Jury Service	DIAS, FERNANDO ESPINOZA		\$120.00	2023TR18493	JESSE PRESSWOOD WATSON		\$15.00	Jury Service
BERINA FURA		\$15.00	Jury Service	DILAVOIX, MICANORD		\$120.00	2020CT798	JESSICA LYNN GARZA		\$15.00	Jury Service
BERRY, TUCKER		\$120.00	2023CT1834	DODGE, ANNE MARIE		\$10.80	2023TR3645	JESSICA VOTOUR PAYTON		\$15.00	Jury Service
BESS, LEONOR MARIA		\$106.00	2023TR2749	DOLLAR GENERAL		\$10.57	2021MM2738	JESUS GALLO		\$15.00	Jury Service
BIENAIME, WENDY		\$10.80	2023TR20618	DONALD SIRIANNI		\$15.00	Jury Service	JETER, BAILEY SARA		\$27.00	2023TR16000
BRANDON JOSEPH CABLE		\$15.00	Jury Service	DONALD RAY HILL		\$15.00	Jury Service	JILL STOREY		\$15.00	Jury Service
BRANDY NAKIA STEWART		\$15.00	Jury Service	DONNA KATHLEEN BOWDOIN		\$30.00	Jury Service	JILL M LITZINGER		\$15.00	Jury Service
BRANT, BERNA		\$26.50	2018CF1129								

Ad Cont'd from previous page											
Owner and/or Plaintiff	Defendant / Plaintiff	Amount	Case Number	Owner and/or Plaintiff	Defendant / Plaintiff	Amount	Case Number	Owner and/or Plaintiff	Defendant / Plaintiff	Amount	Case Number
KMART		\$36.50	2018CF3326	MUNOZ, YOLANDA LUNA		\$364.00	2023CT1027	SEFARRA, GAIL		\$500.00	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 VALIERE		\$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	Jury Service	ORTIZ, MARIELI GUADALUPE MENDEZ		\$500.00	2023MM151	SMITH, LORA		\$21.50	2008CF986
LEFEVRE, JEFFREY		\$2,450.00	2019CT3815	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		\$10.80	2023TR6755	SOTO COLON, TONDRA		\$70.00	2022CT2880
LEXANI MARGARITA MARROQUIN		\$15.00	Jury Service	PALMAVARGAS, MITCHEL FELIPE		\$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		\$15.00	Jury Service	SPIWAK, JOHN DAVID		\$46.50	2013CF4520
LITTLE, MICHAEL		\$500.00	2023MM2819	PAUL ANTHONY STROMBERG		\$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		\$86.52	2016CF1688	PERDUE BRANDON FIELDER COLLINS				SPIWAK, JOHN DAVID		\$46.50	2013CF4520
LOUIS, SHARON D		\$57.32	2016CF1688	AND MOTT LLP		\$35.00	2022TR13137	SPIWAK, JOHN DAVID		\$46.50	2013CF4520
LOWERY, SHANNON		\$28.50	2015CF4064	PERDUE BRANDON FIELDER COLLINS				SPIWAK, JOHN DAVID		\$46.50	2013CF4520
LUIS, CRISTELA		\$54.00	2023TR24272	AND MOTT LLP		\$706.50	2005CF2939,	SPIWAK, JOHN DAVID		\$46.50	2013CF4520
LUNA, JOYERIA		\$100.00	2021CJ994		2018TR10895,2021TR16263,2022TR9633			SPIWAK, JOHN DAVID		\$46.50	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		\$27.00	2023TR28040	QUINOTZQUIN, LUIS		\$50.00	2023CT423	STATE AUTO INSURANCE COMPANIES		\$16.50	2017CJ697
MALISSA JOAN BOUKNIGHT		\$15.00	Jury Service	QUINTANA, YORDANY FERNANDEZ		\$10.80	2023TR8102	STATE AUTO INSURANCE COMPANIES		\$16.50	2017CJ697CX
MALONE, LARA		\$10.80	2023TR23676	RACHAEL ANN LEFTWICH		\$15.00	Jury Service	STEFANO, JUAN JOSE		\$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	REBBECA 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 STICKLAND		\$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		\$21.50	2017CF2671	RODRIGUEZ, OSNIEL VEGA		\$120.00	2023CT818	VANESSA ROVIRA		\$70.00	2022MM3269
METRO PCS		\$146.50	2017CF2671	ROGER DELANO HOLLOWAY		\$15.00	Jury Service	VELASQUEZ RODRIGUEZ,			
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	2012CF666	VICTOR MANUEL PERALES		\$15.00	Jury Service
MICHAEL IVAN JONES		\$15.00	Jury Service	RULE, GENE		\$41.50	2012CF666	VICTORIA JEAN BELK		\$15.00	Jury Service
MICHAEL JAMES DONOVAN		\$30.00	Jury Service	RULE, GENE							

--- 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: LINDA C 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 on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01166M	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 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 at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01184M	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. 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: 2023-4484 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 on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. 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 on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01165M	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 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 at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, 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 AMENDMENTS 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 on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01181M					



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 high-speed 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 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, 202525-01243M

FIRST INSERTION

FIRST INSERTION

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

Sarah Sarson
Lisa Murrell
Christine White

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 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
(941) 932-6217
jenniferhamey@gmail.com
July 18, 25, 202525-01193M

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP001415AX
IN RE: ESTATE OF
SHARON SUE RICKERD
(a.k.a SHARON S. 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 OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025-CP-1644
IN RE: THE ESTATE OF
HELEN FRANCES EASON,
Deceased

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, 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

FIRST INSERTION

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 Pl#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 Colonneseo, Manatee County Clerk of the Courts.
July 18, 25; Aug. 1, 8, 202525-01168M

FIRST INSERTION

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 below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy ofthis notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS 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 WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this Notice is July 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, 202525-01194M

FIRST INSERTION

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 attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 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.com
July 18, 25, 202525-01223M

FIRST INSERTION

FIRST INSERTION

Personal Representative:
Stephanie C. Davis
126 Flowers Road
Crofton, KY 42217
Attorney for Personal Representative:
Bradford B. Gornito, Esq.
E-Mail Address:
brad@gorntolaw.com
Florida Bar No. 0167924
Gornito Law, PLLC
310 Wilmette Avenue, Suite 5
Ormond Beach, Florida 32174
Telephone: (386) 257-2554
July 18, 25, 202525-01240M

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
July 18, 25, 202525-01234M

FIRST INSERTION

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 Pl#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 Colonneseo, Manatee County Clerk of the Courts.
July 18, 25; Aug. 1, 8, 202525-01178M

FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-1642
IN RE: THE ESTATE OF
ALAN EDWARD LUCK, a/k/a
Deceased

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.

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

Personal Representative:
**s/ Evelyn Luck Potter
Evelyn Luck Potter**
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941) 750-9760
dmozark@ozarklawfirm.com
July 18, 25, 202525-01233M

FIRST INSERTION

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

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

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

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

The date of first publication of this notice is July 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@lawpoweredbywomen.com
July 18, 25, 202525-01225M

FIRST INSERTION

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is July 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, 202525-01224M

FIRST INSERTION

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 J. 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 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.

Petitioner:
Leah A. Crooks
2631 59th Street
Sarasota, FL 34243
John M. Compton (FL Bar #128058)
Attorney for Petitioner
Primary Email:
jcompton@nhslaw.com
Secondary Email:
tpayne@nhslaw.com
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
July 18, 25, 202525-01222M

FIRST INSERTION

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business
Observer
941-906-9386

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 order are:

Name	Address
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. NOTWITHSTANDING ANY OTHER APPLICABLE 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. 732.221, 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@WeFightYourBattle.com
Florida Bar No. 0119364
BATTLE LAW, PLLC
601 Cleveland Street, Suite 530
Clearwater, FL 33755
Telephone: (727) 330-3985
July 18, 25, 2025

25-01209M

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. NOTWITHSTANDING ANY OTHER APPLICABLE 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
July 18, 25, 2025

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,		

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

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

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

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

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

Personal Representative:
LENNI LEE NILSSON
3010 58th Terrace East
Bradenton, Florida 34203
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
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@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
July 18, 25, 2025

25-01232M

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-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 Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		

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

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

Jeri Ellen Chewning
Personal Representative
4485 Perro Lane
Reno, NV 89502

Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 18, 25, 2025

25-01219M

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, 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 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is July 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;
lawyer@skiplaw.org
July 18, 25, 2025

25-01210M

FIRST INSERTION		
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 pending 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 representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-		

munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Personal Representative:
AUTUMN ROSE TOOTHMAN
1709 Mountaineer Road
Moatsville, West Virginia 26405
Attorney for Personal Representative:
Rebecca J. Proctor, Esq. Attorney
Florida Bar Number: 0629774
3639 Cortez Road W, Suite 104
Bradenton, FL 34210
Telephone: (941) 251-6969
(Mobile) 705-2718
E-Mail: rproctor@rebeccaproctor.com
Secondary E-Mail:
assistant@rebeccaproctor.com
July 18, 25, 2025

25-01244M

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001553 Division: Probate IN RE: ESTATE OF MICHAEL WILLIAM SUMMERS Deceased. The administration of the estate of 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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,		

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

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

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

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

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

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

Attorney for Personal Representative:
/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-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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		

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

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

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

The date of first publication of this notice is: July 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 unmaturred, 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 unmaturred, 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 FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

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 JOSAPHAT
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
July 18, 25, 2025

25-01241M

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida 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.com
July 18, 25, 2025

25-01242M

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, to-wit:
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 25-11237FL July 18, 25, 2025 25-01235M

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) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01172M

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

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 at 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. 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 ENTITLED 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

FIRST INSERTION
NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN 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 KIMBERLY 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, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°13'18"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 52.00 FEET; THENCE S31°12'24"W, 704.01 FEET TO A POINT ON THE NORTHERLY 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 SUBDIVISION AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF MANATEE 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
SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 34°11'00" A DISTANCE OF 1163.39 FEET (CHORD = 1146.22 FEET, CHORD BEARING = S75°53'06"E); THENCE S02°56'16"E, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 11TH AVENUE EAST, SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE 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 CENTRAL 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 UTILITY EASEMENT AS PER SAID PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A, A DISTANCE OF 390.46 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING 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 LEAVING 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 OFFICIAL RECORD BOOK 1768, PAGE 595, OF SAID PUBLIC 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 RECORDED IN OFFICIAL RECORD 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 CENTER OF THE CUL-DE-SAC OF 410TH COURT EAST, A PRIVATE ROADWAY, AS SHOWN ON THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A", AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; 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 INTERSECTION WITH THE PLATTED 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 NORTHWESTERLY, ALONG SAID PLATTED LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°14'25", A DISTANCE OF 150.85 FEET. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHWEST, 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 S05°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 SOUTHWESTERLY, 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 SOUTHEASTERLY, 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 Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.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 Colonnese Circuit and County Courts (SEAL) By: Kris Gaffney Deputy Clerk July 18, 25, 2025 25-01206M

FIRST INSERTION
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 noti-

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, LLC, Plaintiff, v. CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT, et al., Defendants. NOTICE is hereby given that Angelina "Angel" Colonnese, 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 following described property situated 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 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

fication 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: dlewis@flgovlaw.com
Tel. (941) 306-4730
Counsel for Plaintiff
July 18, 25, 2025 25-01214M

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, 2025.

TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 18, 25, 2025 25-01215M



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

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

--- ACTIONS / SALES ---				
FIRST INSERTION		FIRST INSERTION		
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" Colonnese, 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, offer	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	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 Plaintiff, vs. KAREN MONROE, UNKNOWN SPOUSE OF KAREN MONROE, RIVER ISLES HOME OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS, Defendants. 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. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: LOT 92, RIVER ISLES UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED 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
25-01213M		25-01246M		

first 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 CONDOMINIUM 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,		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		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 BEGINNING; 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		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 REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO		ER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, 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 SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT MANATEE COUNTY LEGAL AID SOCIETY, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE. Any person claiming an interest in the surplus from the sale, if any, other	

SUBSEQUENT INSERTIONS			
--- PUBLIC SALES ---			
SECOND INSERTION		SECOND 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 the action is: KENNETH C. PIONTEK 350 Pinnacle Drive, Swanton, MD 21561 and the nature of the proceeding is a partition on Real Property - Non-Homesteaded \$1 - \$50,000 or less. This action shall be published once (7) days if you are hearing or voice impaired, call 711. Dated this 9TH day of JULY, 2025. Angelina "Angel" Colonnese As Clerk of the Court By: K. Gaffney (SEAL) As Deputy Clerk July 18, 25, 2025	tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this 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" Colonnese As Clerk of the Court By: K. Gaffney (SEAL) As Deputy Clerk July 18, 25, 2025		
the Defendant. ANGELINA "ANGEL" COLONNESO as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manateerealestate.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 WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 40 OF SAID WATERBURY GRAPE-			
LINE OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POINT OF BEGINNING. (INSTRUMENT NUMBER: 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT. 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			
YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 1115 MANATEE AVE W, BRADENTON, 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 COURT. IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL 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 PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROP-			
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" Colonnese As Clerk of the Court By: K. Gaffney (SEAL) As Deputy Clerk July 18, 25, 2025			
25-01196M			

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 Bloomingdale 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: If you cannot afford an attorney, con-		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 /s/Stephen K. Hachey 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 25-01205M	
FIRST INSERTION		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 NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.	
		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), <i>Florida Statutes</i>, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.	
		For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be	
		The Board of Supervisors ("Board") for the Summer Woods Community Development District ("District") will hold the following public hearings and regular	

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CA000882AX PHH MORTGAGE CORPORATION PLAINTIFF, VS. UNKNOWN SUCCESSOR TRUSTEE, OF THE MOEN FAMILY TRUST DATED THE 20 DAY OF DEC, 2006, ET AL., DEFENDANT(S). TO: Unknown Spouse of Irene Moen A/K/A Irene Ritz Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN TO: Unknown Heirs, Beneficiaries, Devises, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Irene Moen A/K/A Irene Ritz Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN TO: Unknown Beneficiaries of THE MOEN FAMILY TRUST dated the 20 day of Dec, 2006 Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN 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, FL 34209 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: LOT 34, BLOCK 12, VILLAGE GREEN OF BRADENTON, UNIT “G”, ACCORDING TO THE PLAT THEREOF RECORDED 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,		GEORGE & SUGGS, PLLC, Attorney 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 demanded in the complaint In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 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	
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, <i>Florida Statutes</i> , 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, <i>Florida Statutes</i> , 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 Dis-			

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.	

Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN

TO: Unknown Beneficiaries of THE MOEN FAMILY TRUST dated the 20 day of Dec, 2006 Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209

Current Residence: UNKNOWN

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, FL 34209

Current Residence: UNKNOWN

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

LOT 34, BLOCK 12, VILLAGE GREEN OF BRADENTON, UNIT "G", ACCORDING TO THE PLAT THEREOF RECORDED 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,

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

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 RESIDENTIAL UNIT ("EAU/ERU") FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.

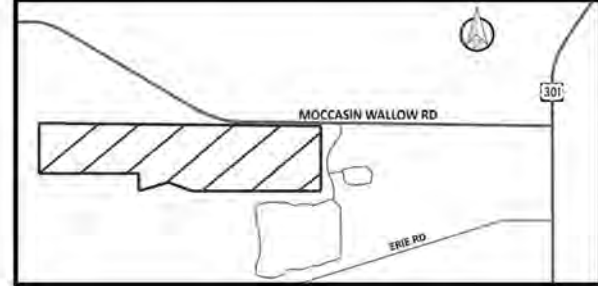
The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County ("County") Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate"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

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

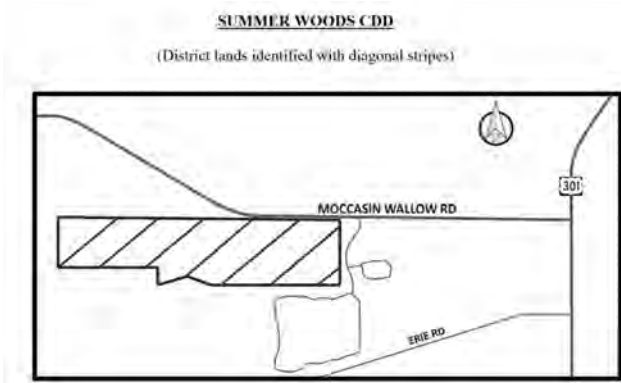
SUMMER WOODS CDD

(District lands identified with diagonal stripes)



July 11, 18, 2025

25-01125M



--- 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, 202525-01158M

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
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0081 - Thompson, Jonathan; 0152 - Thomas, Lilly; 0155 - Pavtis, Larry; 0348 - Butterfield, Raymond; 0537 - Lerner, Carl; 1032 - Clark, Lucretia; 1053 - Thompson, Jonathan; 1109 - Sheffield, Shawn C; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2072 - Chaplin, Trondra; 2095 - Miller, Nadia; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 2159 - Willett, Alisa; 2224 - Moore, Kiearra; 3063 - Galloway, William; 3091 - pascoe, Samuel; 3092 - Puffenburger, Tina K; 3138 - wolf, Hope; 3181 - Stanton Jr, Lindon; 3202 - Johnson, Trikina; 4018 - Ahier, Clinton; 4044 - Jenkins, Mara A; 4067 - Padro, Carmen; 4081 - Jones, Casey; 4091 - Middleton, Jasmine; 4100 - Knight, Adrianna; 4175 - Williams, Shacarl; 4236 - Rigbsy, Brooke

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0126 - saint-cyr, Zabdi; 0129 - Glover, Ricky; 0465 - Neal, Rodney; 0474 - Washington, David; 0475 - Watkins, Crystal; 0493 - Kelly, Justin; 0531 - wiggins, Marybeth; 0602 - Silva, Samuel; 0603 - 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 Kinetiс, Nicholas

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A24 - Jennings, Thomas; A36 - Mallard, Tangye; B13 - merriman, Michial; C03CC - Roach, Jay; C04 - Welsh, Margaret; C28 - Menchaca, Miren; D09 - Vahovick, Edward; D34CC - Trail, Tony; F03 - Jordan, Jennifer; G04G05 - Lauture, Philippe; G28 - Pelham, Mark; H08CC - ryan-lorei, madeleine; H16 - YOUNG, CONSUELO; H19 - Embry, Russell; K25 - Marker, Erik

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A032 - Arline, Acacia; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A072 - Deshawn, Laquylon; A078 - Bravi, Mark; A083 - Henderson, Stephen; B018 - Hodges, Tad; B020 - Pinckney Sr, Christopher; B023 - bassler, Francesca; B038 - Warner, Denise; B044 - Havens, Michael; B050 - Cameron, Sandy; C027 - Cherislin, Claude; C040 - crisp, Renee; C050 - Marcos, Maria; C061 - Sanders, Rodney; C066 - green, Angel; D007 - peters, Tasha; D015 - case, Thomas; D023 - Sutton, Chantele; D026 - Steele, Steven; D027 - Chiyungi, Hazel; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D078 - Rafferty, Michele; E030 - Cherislin, Claude; E031 - whitaker, Lewis; E036 - Love-Davis, Kanecia; F017 - Duffy, Faith; F027 - Duche, Lori; F032 - Vallance, Jordan; F042 - Avila, Eblyn Lagos; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G016 - Jackson, Dallas; H012 - malaret, Christian; H024 - Currie, Sonia; H047 - MEXIRA, ROVELY; J039 - Settltes, Abreal; K015 - Barnes, Benisia

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1052 - Mathews, Cindy; 1062 - Hendricks, Jenifer; 1213 - Page, Michael; 1233 - Pierre, Alembert; 1308 - Jordan, Heith; 1408 - Tindal, Jessica; 1446 - Lukowiak, Elizabeth; 1502 - prince, carenthia; 2133 - Jimenez, Mariano; 2211 - Hendricks, Jennifer; 2313 - flynn, kelly; 2341 - Daniels, Jelani; 2560 - Lembahner, John; 3021 - Warmath, Tabatha Ann; 3211 - Warmath, Tabatah; 3301 - Christensen, John; 3326 - Wallace, Mario; 3359 - Ford, John; 3534 - Zobrist, Robert

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.

July 11, 18, 202525-01127M

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, waste-water and reclaim utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you in contacting the District Manager's Office.

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

Kristen Suit
District Manager
June 27; July 4, 11, 18, 202525-01040M

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 ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF BOARD OF SUPERVISORS' MEETING.

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

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

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

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

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT

Table of Proposed Fiscal Year 2025-2026

Operation and Maintenance Assessments

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

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

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

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

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

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

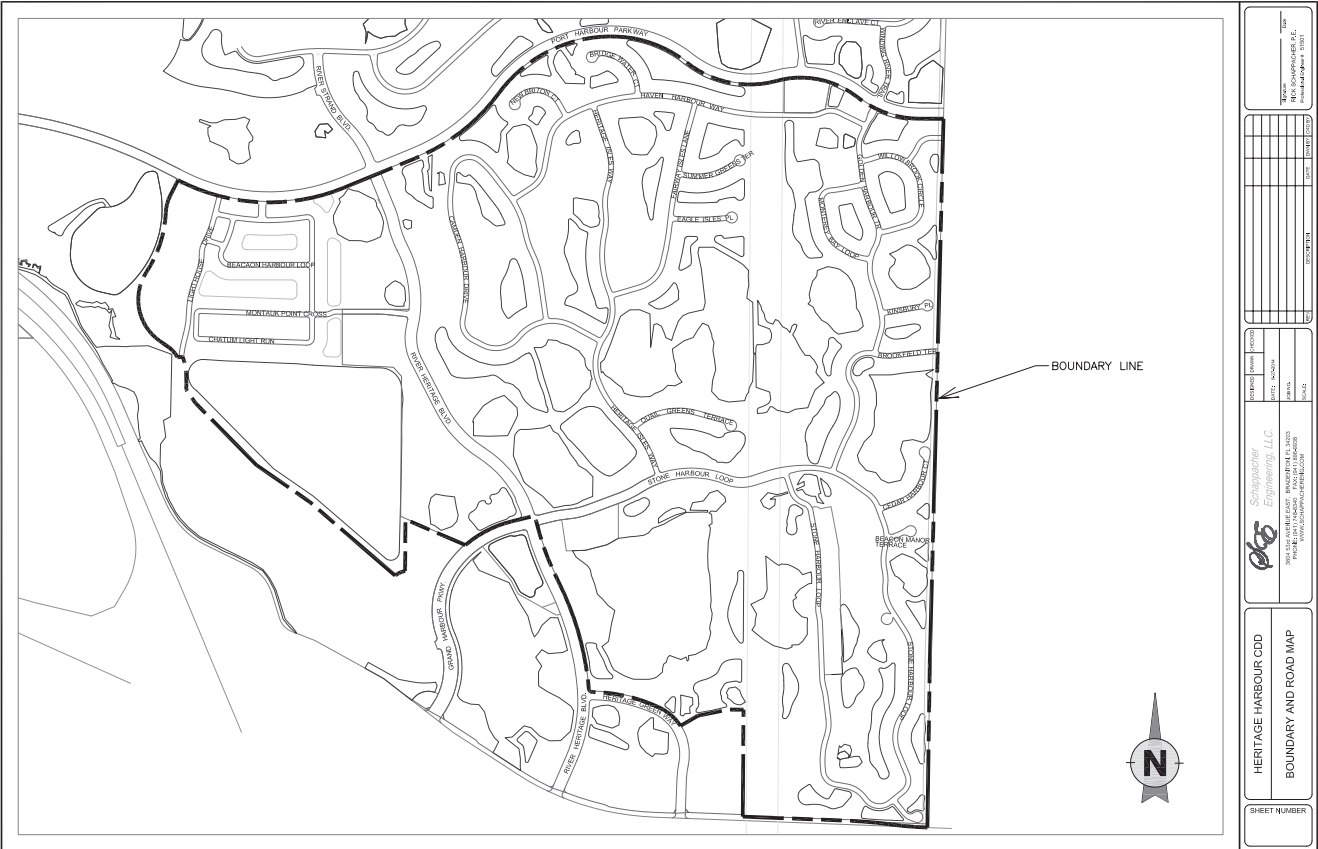
The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

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

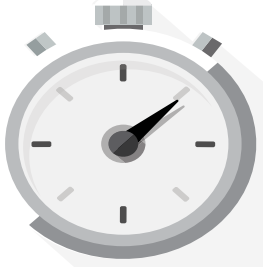
Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including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

Kristee Cole
District Manager



July 11, 18, 2025

25-01126M



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

8/10/237

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 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 forth below. 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 AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the estate of 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 941-840-0820 FL Bar No. 102220 Walter@SowaLegal.com July 11, 18, 2025 25-01145M
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 below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. The personal representative 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: jgoethe@barneswalker.com Secondary Email: amonroe@barneswalker.com July 11, 18, 2025 25-01135M
SECOND INSERTION	

SECOND INSERTION	
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 subdivision of the State of Florida, Plaintiff, v. JAMES HENRY LEWORTHY and JAMI MARIE LEWORTHY. Defendants. TO: JAMES HENRY LEWORTHY Whose last known residence is: 4515 Olive Avenue, Sarasota, Florida 34231 TO: THE UNKNOWN SPOUSE OF JAMES HENRY LEWORTHY Whose last known residence is: 4515 Olive Avenue, Sarasota, Florida 34231 And: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, 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 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 demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED at Manatee County this 9TH day of July, 2025. Angelina Colonneso Clerk of the Circuit Court By: Deputy Clerk July 11, 18, 25; Aug. 1, 2025 25-01159M	R/W LN OF M & J RD; TH S 15 DEG 26 MIN 55 SEC W, ALNG SD ELY MONUMENTED R/W 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 EXCLUSIVE EASMT FOR INGRESS/EGRESS & UTILITIES OVER THE N 20 FT THEREOF. (1895/3790) PI#2348.1200/9 PARCEL ID#: 234812009 A/K/A: 13915 MJ Road, Myakka City, Florida 34251 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon 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 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 demanded in the Complaint. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS
SECOND INSERTION	

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 BRIAN FOSTER BAUER A/K/A BRAIN F. BAUER A/K/A BRIAN BAUER, deceased, whose date of death was February 27, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF	THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 11, 2025. Signed on this 2nd day of June, 2025. Personal Representative: HILARY BAUER 1171 Appian Crossings Way Lexington, KY 46038 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Email: jackmanpleadings@gmail.com July 11, 18, 2025 25-01161M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1509 IN RE: ESTATE OF TADEUSZ DUBIEL, Deceased. The administration of the estate of TADEUSZ DUBIEL, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: JULY 11, 2025. /S/ ELWIRA DURZYNSKI Personal Representative 4007 Pinar Drive Bradenton, Florida, 34210 /S/ JENNIFER J. HENSLEY, ESQUIRE Attorney for Personal Representative Primary E: jen@jenhensleylaw.com Secondary E: lisa@jenhensleylaw.com Florida Bar No. 1022202 5190 26th Street West, Suite D July 11, 18, 2025 25-01149M

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 000916 IN RE: ESTATE OF PAUL S. BRADFORD, Deceased. The administration of the estate of Paul S. Bradford, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. CALDWELL TRUST COMPANY Sonya Kristie, Sr. Vice President and Trust Officer 27 S. Orange Avenue Sarasota, FL 34236 R. Craig Harrison, Esq., B.C.S. Attorney for Petitioner LYONS, BEAUDRY & HARRISON, P.A. 1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484 Email: craig@lyonsbeaudryharrison.com annette@lyonsbeaudryharrison.com July 11, 18, 2025 25-01156M

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 HAROLD E. KULJU A/K/A HAROLD EDWARD KULJU A/K/A HAROLD KULJU, 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 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.	All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is July 11, 2025. Signed on this 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 25-01162M

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 OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Norah J. Fitzpatrick, 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 order are: <table><tr><th>NAME</th><th>ADDRESS</th></tr><tr><td>Sheila Ann Hart</td><td>2134 South Coast Highway Oceanside, CA 92054</td></tr></table> ALL INTERESTED PERSONS ARE NOTIFIED THAT:	NAME	ADDRESS	Sheila Ann Hart	2134 South Coast Highway Oceanside, CA 92054	All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is July 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
NAME	ADDRESS				
Sheila Ann Hart	2134 South Coast Highway Oceanside, CA 92054				

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 VICTOR 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is July 11, 2025. 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: jschembri@blalockwalters.com mchapman@blalockwalters.com July 11, 18, 2025 25-01157M

Who benefits from legal notices?

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

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

LV18237_V25

--- ACTIONS / SALES ---

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 fore- close a Claim of Lien on the following described real property, lying and situ- ated in Manatee County, Florida, more particularly described as: Unit 402 of Arbomar Apart- ments, a Condominium accord- ing to the Declaration of Con- dominium recorded in Official Records Book 598, Pages 575 through 617, inclusive, and as per plat thereof recorded in Condo- minium 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	
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 ei- ther before or after service on the Plain- tiff's attorney or immediately thereaf- ter, otherwise a default will be entered against you for the relief demanded in the Complaint.	
In and for Manatee County: If you cannot afford an attorney, con- tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis- tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.	
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 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

SECOND INSERTION	
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 TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC1, Plaintiff, vs. MARIA TERESA PEREZ A/K/A MARIA TERESA LOPEZ; Defendants 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., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC1, is Plaintiff and MARIA TERESA PEREZ A/K/A MARIA TERESA LOPEZ, are defendants. Angelina M. Colonnese, 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 following described property as set forth in said Final Judgment, to wit: 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,	
FLORIDA.	
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.	
If you are a person with a disability who needs any accommodation in 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, call 711.	
Si usted es una persona minusválida 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 al 711.	
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 kek ed. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin 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 pale, rele 711.	
Dated this 8th day of July, 2025	
VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Florida Bar #: 695734 PHH20238-24/sap	
July 11, 18, 2025	25-01151M

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 412024CA000887CAAXMA LAKEVIEW LOAN SERVICING, LLC, 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 wit: 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 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, 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, GRANTEEES, 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, GRANTEEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER CAREY A. GAY; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and MIKE STALVEY, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary 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, described as: 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 manufac- tured 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 PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG- MENT.	
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 COURT.	
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.	
If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, 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 7th DAY OF JULY, 2025.	
/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 (941) 955-5622 / Fax: (941) 951-1469 Email: mrowe@lobeckhanson.com Attorneys for Plaintiff	
July 11, 18, 2025	25-01147M

SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 412023CA000533CAAXMA BMO Harris Bank, N.A., Plaintiff, vs. Geraldine V. Fritz, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order 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 Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee. realforeclose.com, beginning at 11:00 AM on the 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, 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	
July 11, 18, 2025	25-01133M

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, Plaintiff, v. 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 Colonnese, 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, 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, call 711.	
Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@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 Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on August 12, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 30, BLOCK 1, GLENN LAKES, PHASE 3, ACCORDING TO THE MAP OR PLAT THERE-	
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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, 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.	
Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 5296.000017	
July 11, 18, 2025	25-01142M

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Business Observer

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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 P O Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:

SUZANNE P. PALDINO

23264 Salinas Way

Bonita Springs, Florida 34135

Attorney for Personal Representative:

SEAN M. BYRNE, ESQ.

Attorney for Personal Representative

Florida Bar Number: 0051988

Bach, Jacobs & Byrne, P.A.

2033 Main Street, Ste. 505

Sarasota, FL 34237

Telephone: (941)906-1231

Fax: (941)954-1185

E-Mail: sean@sarasotaelderlaw.com

Secondary E-Mail:

loretta@sarasotaelderlaw.com

July 11, 18, 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 below.

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

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

The Personal Representative has no

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

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

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

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

Personal Representative:

George William Rogers

353 Woldunn Circle

Lake Mary, FL 32746

Attorney for Personal Representative:

Michael M. Hamrick

Email Address:

mhamrick@manateelegal.com

Email Address:

cgodfrey@manateelegal.com

Florida Bar No. 0290556

Greene Hamrick

Schermer & Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: 941-747-1871

July 11, 18, 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 other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

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

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

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

Personal Representative:

Lisa Joan Duzan

18156 Baruch Dr

Ft. Myers, Florida 33967

Attorney for Personal Representative:

Shelly A. Gallagher

Attorney

Florida Bar Number: 0046371

3411 Magic Oak Lane

Sarasota, FL 34232

Telephone: (941) 312-5202

Fax: (941) 962-1050

E-Mail: sgesq@shellygallagherlaw.com

July 11, 18, 2025

25-01154M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP001529AX

IN RE: ESTATE OF

TAMY A. OTERO,

Deceased.

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

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

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

Personal Representative:

ANGELO OTERO III

5002 249th Street East

Myakka City, FL 34251

Attorney for Personal Representative:

LORENZO A. FERNANDEZ

Florida Bar No. 1039984

Williams Parker Harrison

Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of

Email Addresses for service:

Primary:

lfernandez@williamsparker.com

Secondary:

ncarson@williamsparker.com

July 11, 18, 2025

25-01128M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 25 CP 001436

IN RE: ESTATE OF

ANGELO KLAUS DURLACH

Deceased.

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

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

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

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

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

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

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

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

Personal Representative:

Kristina Durlach

6808 7th Ave. Blvd. NW

Bradenton, Florida 34209

Attorney for Personal Representative:

John A. Moran, Attorney

Florida Bar Number: 718335

Dunlap & Moran, P.A.

P.O. Box 3948

Suite 300

Sarasota, Florida 34230

Telephone: (941) 366-0115

Fax: (941) 365-4660

E-Mail: jmoran@dunlapmoran.com

Secondary E-Mail:

mggriffin@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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

Personal Representative:

Robert M. Elliott

5105 Manatee Avenue West

Suite 15

Bradenton, Florida 34209

Attorney for Personal Representative:

Logan Elliott, Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West, Suite 15A

Bradenton, FL 34209

Telephone: (941) 792-0173/

Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

July 11, 18, 2025

25-01132M

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Personal Representative:

Crystal E. Rakosky

1 Aztec Court

Fairmont, WV 26554

Attorney for Personal Representative:

James E. Johnson II

Email Address:

ijohnson@manateelegal.com

Email Address:

cgodfrey@manateelegal.com

Florida Bar No. 0061621

Greene Hamrick Schermer & Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: (941) 747-1871

July 11, 18, 2025

25-01136M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-001557

IN RE: ESTATE OF

BENJAMIN ALLEN SUGGS A/K/A

BENJAMIN A. SUGGS,

Deceased.

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

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

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

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

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

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

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

/S/ AD AMANDA DAY

Personal Representative

4176 101st Avenue East

Parrish, FL 34219

/S/ MR

MYANDA RATCLIFF, ESQ.

Attorney for Personal Representative

Email Addresses:

myanda@jenhensleylaw.com

jen@jenhensleylaw.com

lisa@jenhensleylaw.com

Florida Bar No. 1047541

Hensley Law Offices, LLC

5190 26th Street West, Suite D

Bradenton, Florida 34207-2200

T: (941) 755-8583

July 11, 18, 2025

25-01144M

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

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

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

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

Personal Representative

Mary Wojciechowski

117 Talon Grasp Trail, Apt. 13206

Leander, TX 78641

THE HINSON LAW FIRM, P.A.

/s/ Kathryn E. Stanfill

Matthew H. Hinson, Esq.

Florida Bar No. 94017

Kathryn E. Stanfill, Esq.

Florida Bar No. 1002636

300 West Adams St., Suite 500

Jacksonville, FL 32202

Phone: 904-527-1700

Fax: 904-355-8088

Matt@HinsonLawPA.com

Kathryn@HinsonLawPA.com

Attorney for Personal Representative

July 11, 18, 2025

25-01146M

--- 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; TOGETHER WITH THE 1962 SKYLINE BUDDY MOBILE HOME LOCATED THERON; VIN F55X1374, TITLE NO. 869252. PI#63826.0000/2 Parcel ID Number 6382600002 Property Address: 6623 NEW JERSEY ST BRADENTON, FL 34207 Names in which assessed: DELTA TRANSACTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01067M

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 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 FT E OF THE NW COR OF NW 1/4 OF SW 1/4 OF SECT 18, TWN 35 S, RNG 18 E; TH E ON N LN OF NW 1/4 OF SW 1/4 OF SEC 18, TO SEA BOARD AIRLINE RAILWAY R/W 1261 FT. MORE OR LESS; TH S ALG SEABOARD AIRLINE RAILWAY R/W 331 FT; TH W PAR WITH N LN 1261 FT, MORE OR LESS, TO RANGE LN RD; TH N TO POB LOCATED IN MANATEE COUNTY FL.; LESS & EXCEPT: THAT PORTION OF LAND CONVEYED TO KCAAG, INC., A FL. CORP., INC WD DTD 2/18/05 & REC ON 2/23/08 IN OR BK 1995/5378, OF PRMCF DESC AS FOLLOWS: BEGIN AT THE SE COR OF THE PROP DESC IN OR BK 1916/2957, OF PRMCF, SAID PT ALSO BEING THE NE COR OF LOT 5, RAILSIDE INDUSTRIAL PARK SUB, ACCORDING TO THE PLAT THEREOF AS REC IN PLAT BK 21 PGS 3 & 4, OF THE PRMCF; TH S 88 DEG 42' 46" W ALG THE N LN OF LOT 5 & THE S LN OF THE PROP DESC IN OR BK 1916/2957, A DIST OF 475.47 FT TO THE W BANK OF ONECO DRAIN; TH N 12 DEG 49' 48" E ALG SAID BANK A DIST OF 338.72 FT TO THE N LN OF THE PROP DESC IN OR BK 1916/2957; TH N 88 DEG 20' 47" E ALG SAID N LN, A DIST OF 391.85 FT TO THE W R/W LN OF THE RR; TH S 01 DEG 27' 40" E ALG SAID LN A DIST OF 331.00 FT; THENCE W PARALLEL WITH N LINE 1261 FT, MORE OR LESS, TO RANGE LINE ROAD; THENCE N TO POB, LOCATED IN MANATEE COUNTY, FLORIDA. LESS AND EXCEPT: THE PORTION OF LAND CONVEYED TO KCAAG, INC., A FLORIDA CORPORATION, IN WARRANTY DEED DATED FEBRUARY 18, 2005 AND RECORDED ON FEBRUARY 23, 2005 IN OFFICIAL RECORDS BOOK 1995, PAGE 5378, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#1836500159 Parcel ID Number 1836500159 Property Address: 5703 15TH ST E BRADENTON, FL 34203 Names in which assessed: G & G STEEL CONCRETE LLC, G & G STEEL CONCRETE LLC, GODOFREDO GAVIA-CHAVEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01055M

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 on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01046M

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); TH N 00 DEG 17 MIN 10 SEC W ALG SD W R/W LN A DIST OF 1132.25 FT TO THE AFOREMENTIONED S R/W LN; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 834.21 FT TO THE POB. TOGETHER WITH THE FOLLOWING TRIPLE WIDE MOBILE HOME: 2004 PALH MOBILE HOME, TITLE NO. 90538687 AND IDENTIFICATION NO. PH0914977AFL; 2004 PALH MOBILE HOME, TITLE NO. 90538645 AND IDENTIFICATION NO. PH0914977BFL; AND 2004 PALH MOBILE HOME, TITLE NO. 90538596 AND IDENTIFICATION NO. PH0914977CFL. PI#3164.0705/9 Parcel ID Number 316407059 Property Address: 23810 53RD AVE E MYAKKA CITY, FL 34251 Names in which assessed: KEVIN KEMBLE, KEVIN PATRICK KEMBLE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01054M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-73 Tax Deed #:2025TD000059 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-73 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN SEC 16, MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 16; TH S 00 DEG 02 MIN 00 SEC E, ALG THE W LN OF SD SEC 16, A DIST OF 2660.20 FT TO THE SLY END OF AN EXISTING PRIVATE RD EASMT IN OR 1038 P 3160 FOR A POB; TH CONT S 00 DEG 02 MIN 00 SEC E, ALG SD W LN, A DIST OF 875.53 FT TO A PT ON THE N LN OF THE S 1786.48 FT OF THE W1/2 OF SD SEC 16; TH S 89 DEG 58 MIN 27 SEC E, ALG SD N LN, A DIST OF 980 FT; TH N 00 DEG 02 MIN 00 SEC W, 495 FT; TH N 89 DEG 58 MIN 27 SEC W, 880 FT; TH N 00 DEG 02 MIN 00 SEC W, ALG THE EXTENSION OF THE ELY LN OF SD RD EASMT, A DIST OF 380.63 FT TO THE S LN OF SD RD EASMT; TH S 89 DEG 58 MIN 00 SEC W, ALG SD S LN, A DIST OF 100 FT TO THE POB, CONT 12.01 AC, M/L, TOGETHER WITH INGRESS/EGRESS EASMT IN 1308/382 AND 1494/6809, PI#607.1045/6 Parcel ID Number 60710456 Property Address: 6005 HOG TOWN LN MYAKKA CITY, FL 34251 Names in which assessed: DEBRA BOYETTE, TIMOTHY MOUTOUX All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01051M

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 on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01053M

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.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01047M

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 BRADENTON, 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 Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01060M

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 5, TOWNSHIP 35 S, RANGE 22 E, LYING S OF STATE ROAD #64 AND THE E 50 FT OF THE N 1,370 FT IF SECTUIN 8, TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 35 S, RANGE 22 E, AND ALSO THOSE EASEMENTS AS DESCRIBED IN O.R. BOOK 503, PAGE 333, OF MANATEE COUNTY, FLORIDA. IT IS THE INTENT OF THE PARTIES TO CREATE AND ESTATE BY THE ENTIRETIES IN THE ABOVE PROPERTY. PI#589.1010/9 Parcel ID Number 58910109 Property Address: 41090 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: HOWARD C HARTMAN AND NORMA J HARTMAN REVOCABLE TRUST U/A/D 5/5/05, NORMA J HARTMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01044M

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 Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01048M

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 at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01064M

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 certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5430 Year of Issuance 2023 Description of Property START ON E LN OF LOT 7 PLAT OF LOT 3 U.S., AS SHONW ON PLAT OF RECORD IN P.B. 1 PG. 71 AT THE SE COR OF GIBSON PROPERTY AS DESC IN D.B. 196 PG 403; TH GO S ALG SD LN A DIST OF 443.6 FT FOR A POB; TH CONT S ALG E LN OF SD LOT 7 A DIST OF 60.6 FT TO ANTILLA PROPERTY DESC IN D.B. 294 PG 549; TH WLY WITH AN INSIDE ANGLE OF 84 DEG 42 MIN ALG N LN OF SD ANTILLA PROPERTY TO INT THE N & S C/L OF SD LOT 7 A DIST OF 82.5 FT (WHICH POINT OF INT IS 137.5 FT NLY FROM THE SLY END OF SEAWALL); TH N ALG SD C/L A DIST OF 79.8 FT; TH SELY 87.5 FT TO POB. PI#76855.0000/6 Parcel ID Number 7685500006 Property Address: 4518 124TH STREET CT W CORTEZ, FL 34215 Names in which assessed: AGENT- KIMBERLY JEAN MCVEY, KILLER BAIT LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01056M

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, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7502.0012/9 Parcel ID Number 750200129 Property Address: 3703 36TH AVE E PALMETTO, FL 34221 Names in which assessed: MICHAEL J MANNING, MICHAEL JOHN MANNING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01049M

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 Parcel ID Number 4422300006 Property Address: 1408 102TH 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 at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01069M

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 on 08/04/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 4, 11, 18, 25, 202525-01045M