MANATEE COUNTY LEGAL NOTICES

MANATEE COUNTY

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

Gettel Bradenton, Inc., a Florida corporation does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-175 was adopted by the Board.

October 31, 2025 25-02031M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Legacy Driven Growth located at 15025 $\,$ Montello Way in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 22nd day of October, 2025.

LDG Brands, LLC October 31, 2025 25-02041M

FIRST INSERTION

Notice of Public Meeting Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, November 7, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting

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

Jane Gaarlandt District Manager October 31, 2025

25-02037M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, Harrison Ranch Community Development District ("District") hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 26-01, to govern the operations of the District.

The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection $\,$ of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.

The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15)and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025).

A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Matt O'Nolan monolan@rizzetta.com, Rizzetta & Company, Inc., 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 (813) 533-2950.

District Manager

Harrison Ranch Community Development District October 31, 2025

25-02039M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on November 17, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows. COUNTY

FACILITY 78		
7735 US 41		
Palmetto FL 34221		
NAME	UNIT	BALANCE
Channquia Quinn	146	\$430.10
Kayla Miller	200	\$544.10
Milay Perez	2123	\$242.30
Willona Milton	2313	\$333.65
CHARLES CASEY	1253	\$700.40
MERCEDES BURRESS	3251	\$227.05
TERRENCE MCMAHON	152	\$295.15
PHILIP WEAVER	1092	\$197.95
Auction Date 11/17/2025		
COUNTY		
Manatee		
FACILITY 66		
3602 14th Street West		
Bradenton, FL 34205		
NAME	UNIT	BALANCE
Gabriela GonzalesGallegos	2121	\$180.20
Cory Epkin	3060	\$969.05
LUC PIERRE	1042	\$303.80
CASEY BROWN	3070	\$402.50
joel bunford	2042	\$293.50
VICTORIA CHERINE	3073	\$290.65
Moises Rodriguez	2069	\$493.00
ROB CASBARRO	3023	\$1,038.65
Edward Pisani	4035	\$297.50
heather casady	4013	\$290.65
Robert Wagner	1068	\$402.30
Oct. 31; Nov. 7, 2025		

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of HANDY LADIES located at 1008 85th Ct NW, in the County of Manatee, in the City of Bradenton, Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 25th day of October, 2025. LAVISH SHACK LLC

October 31, 2025 25-02049M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of MAC & ILA LOGISTICS LLC located at 5010 WILLOW BREEZE WAY in the City of PALMETTO, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of October, 2025. IMMACULA L LACOMBE & MARC H LACOMBE

October 31, 2025 25-02044M

FIRST INSERTION

NOTICE OF BOARD MEETING CHANGE IN MEETING DATE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails II Community Development District has rescheduled their Regular Board Meeting from Wednesday, November 26, 2025 at 1:00 p.m. to Wednesday, November 19, 2025 at 1:00 pm. at to be held at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto FL 35779. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper District Manager October 31, 2025

25-02033M

FIRST INSERTION

NOTICE OF BOARD MEETING $\textit{CHANGE IN MEETING DATE} \ \ \forall \ \textit{TIME}$ BUCKHEAD TRAILS COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Buckhead Trails Community Development District has rescheduled their Regular Board Meeting from Wednesday, November 26, 2025 at 1:00 p.m. to Wednesday, November 19, 2025 at 1:00 p.m. at to be held at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto FL 35779. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper October 31, 2025

25-02034M

FIRST INSERTION

NOTICE OF BOARD MEETING "CHANGE IN MEETING TIME" SAWGRASS VILLAGE COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Sawgrass Village Community Development District has rescheduled their Regular Board Meeting from Wednesday, November 26, 2025, at 1:00 p.m. to Wednesday, November 19, 2025 at 1:00 p.m. at to be held at The Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779. A copy of the agenda for the meeting can be obtained from the District Office at 2005 Pan Am Circle, Suite 300, Tampa, FL 33607 or by phone at (813) 873-7300.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that interested persons can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by tele-

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1 for aid in contacting the District Office.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper District Manager October 31, 2025

25 - 02036M

25-02035M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/14/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1984 COMM mobile home bearing vehicle identification number GH08114A and GH08114B, and all personal items located inside the mobile home. Last Tenant: Marion Jean Bates and Christopher Philip Bates. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604. 25-02059M

Oct. 31; Nov. 7, 2025

FIRST INSERTION

ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 17th day of November, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Kyra Anderson. Gabriel Conrad. David Jones Sale is subject to cancellation in the event of settlement between owner and obligated party.

Oct. 31; Nov. 7, 2025 25-02032M

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that Alexander Stasyuk, desiring to engage in business under the fictitious name of Azure Stay Vacation Rentals located at 6062 Bluestar CT, Lakewood Ranch, FL 34211 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.

October 31, 2025 25-02040M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 10:00 AM EST. Property will be sold to the highest bidder. 7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Charles Burns -

Totes/ Appliance/ Tool bags/ music mixer board/ Boxes; Joyce Watkins - Chairs/ Deacons bench/ Tables/ Hutch/ Wall unit/ Wall shelving/ Bird cage/ Frames/ Wicker pieces/ Bed frames/ Head boards/ Case/ Bike; Summer Mays - Drum set (Toms, snare, cymbals, high hat, stool, bass/ Scooter/ Furniture/ Tote/ Gaming chair/ Bed set; Sherry Tabora- Boxes/ Lamo/ Mattresses/ Ladders/ Totes/ Hand truck/ Electronics/Rugs/ Power tools/ Lanterns/ Chairs/ Lawn mower/ furniture;

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109, Amber Allen, Clothing, tables, totes, shoes, desk, desk chair, telescope, bags, tri pod, suit case, boxes, laptop; Jevon Reuter, Totes, boxes, tool boxes, fans, bags, outdoor space heater, ladder, garage creeper; Crystal Brimer, Trunks, totes, doll house, pressure washer, hand truck, plastic containers, tool boxes, bike, plastic and metal shelves, wood cabinet.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083, Claudia Harden - Black Bags and Boxes, David Valezquez - Table; kids Toys; Lamp; Bags of shoes/ Clothing; Patrick Smith - fishing poles; suitcases; small pressure washer; mics; Andrea Decker - suitcases boxes bags children's clothes and household items; Ryan Roark - Boxes; Misc; Washer of Sorts;

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616, Eric Miller -Hand truck, Boxes, Extension ladder, 8' Folding table, Beach chair,

Building plans, Boxes, Moving blankets; Travis Cocia - Wheelchair, Ladder,

Couches, Totes, Table, Boxes, Sport memorabilia, Ramp. Bike; Sarah Demers - Flat screen TV's, Totes, Bags, Table, Personal items; Marie Boone - Bedroom set, Area rugs, Electric mixer, Household furniture, artwork, household goods; Tory Johnson - Chair, Croc pot, Dresser, Electric heater, Shoes, Nightstand, Card collection; Remice Guerrier - Dressers, Pet Kennel, Nightstand, Totes, Fake plant, Boxes, Wall art, Cooler, TV stand;

8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939, Saleh Webber - Organic cotton bed twin bed set, baby cart, couch cushions, boat or golf cart top, aluminum bike; Marcos Torrens -Dewalt tools, building supply, cases of solar sealant and screws, aluminum doors, roofing material, pool gate, large tool box; David Spiggle - Dining room set with 6 matching chairs, clothing, home décor, wooden rocking chair, cargo hitch for vehicle, dresser, queen bed set; Diamond Phillips - Cook ware, kids carrier, totes, household goods, new mop, kids games, purse, backpack, clothing; Jessica Vernold - luggage, personal closets, home decor, books, clothing, blankets, lamps, dresser, wood room divider, queen bed set; Gabriel Gomez - Out door glass table top with 4 matching Chairs 7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117, Edward Jones

Boxes, doors, metal rack, dry wall putty, tools, toolbox, paint, cabinet, brief cases 7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980, Athena Alvarado Bikes, Vacuum cleaner, Totes, Coffee table, Mini fridge, Microwave,

Art work, Table & Chairs, Tires, Kids toys, Baseball bat, Fishing pole, Kids bed; Debbie Knight -Moving cart, Rack Shelving, Paddles, Mattress, Ladder, Car stereo, Chairs, Tools, Folding table, Boxes, Totes; Mypooper Christophe - Books, Totes, Fan, Boxes; Courtney Woodall -Air hockey table, Kitchen cabinets, Vacuum, Toilet, Floor tiles, Art work, Printers, Totes, Mirror, Grill; Tonya Bradford-Daniels - Entertainment center, Baby bed, Dinning table & Chairs, Mirrors, Vacuum, Art work, Flat screen tv, Monitor, Industrial Hair dryer, Air fryer, Insta pot, Boxes, Totes, Clothes, Lamp, Ironing board, Barber chair, Misc items; Cole Grubiss -Video console Machines; Frantzy Derilus - Car seat, Clothes, Blankets, Boxes, Pallett; Jean Joseph-Sofa, Chair, Boxes, Bags, Barrells, Dryer, Clothes, Cooler, Misc items. Oct. 31; Nov. 7, 2025

25-02038M



legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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



--- ACTIONS / SALES ---

MANATEE COUNTY

FIRST INSERTION

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

CASE NO.: 2025CA1391 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. MORRIS G. ANDREWS. JR AKA

MORRIS G. ANDREWS, et al, Defendant(s).

MORRIS G. ANDREWS. JR AKA MOR-RIS G. ANDREWS Last Known Address: 3920 WILLOW WALK DR PALMETTO, FL. 34221 Current Address: Unknown TIFFANY ANDREWS Last Known Address: 3920 WILLOW WALK DR PALMETTO, FL 34221Current Address: Unknown

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 274, WILLOW WALK PHASE 1A, ACCORDING TO MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 58, PAGES 103 THROUGH 121, INCLUSIVE, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. A/K/A 3920 WILLOW WALK

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publica-

NOTICE OF ACTION -

CONSTRUCTIVE SERVICE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

GENERAL JURISDICTION

DIVISION

Case No. 412025CA002411

Reliance First Capital, LLC

The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors,

under or against the Estate of

Carolann S. Richardson a/k/a

Defendants.

Carolann Rich

LOT

Creditors, Trustees, and all other

parties claiming interest by, through,

Carolann Sheets Richardson a/k/a

Carolann Richardson, Deceased:

TO: The Unknown Heirs, Devisees,

Grantees, Assignees, Lienors, Creditors,

Trustees, and all other parties claiming

interest by, through, under or against

the Estate of Carolann Sheets Richard-

son a/k/a Carolann S. Richardson a/k/a

YOU ARE HEREBY NOTIFIED that

an action to foreclose a mortgage on the

following property in Manatee County,

NORTH FORTY-PLACID, A

LAND CONDOMINIUM, AC-

CORDING TO THE DECLARA-

TION OF CONDOMINIUM,

RECORDED IN OFFICIAL

RECORDS BOOK 1347, PAGES

2279 THROUGH 2341 IN-

CLUSIVE, AND AS PER PLAT

THEREOF RECORDED IN

CONDOMINIUM BOOK 26.

PAGES 75 THROUGH 77, IN-

CLUSIVE, ALL OF THE PUB-

LIC RECORDS OF MANATEE

COUNTY, FLORIDA.

33, TREETOPS AT

Last Known Address: Unknown

FIRST INSERTION

DR PALMETTO FL 34221

tion of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

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

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

WITNESS my hand and the seal of this court on this 23rd day of October,

Angelina Colonneso Clerk of the Circuit Court (Court Seal) By: Kris Gaffney Deputy Clerk

tna - 25-006277 Oct. 31; Nov. 7, 2025 25-02048M

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it on Julie York, Es-

quire, Brock & Scott, PLLC., the Plain-

tiff's attorney, whose address is 4919

Memorial Hwy, Suite 135, Tampa, FL

33634, within thirty (30) days of the

first date of publication on or before

and file the original with the Clerk

of this Court either before service on

the Plaintiff's attorney or immediately

thereafter; otherwise a default will be

entered against you for the relief de-

In and for Manatee County:

If you cannot afford an attorney, contact

Gulfcoast Legal Services at (941) 746-

6151 or www.gulfcoastlegal.org, or Le-

gal Aid of Manasota at (941) 747-1628

or www.legalaidofmanasota.org. If you

do not qualify for free legal assistance or

do not know an attorney, you may email an attorney referral service (listed in the

phone book) or contact the Florida Bar

Lawyer Referral Service at (800) 342-

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

Angelina Colonneso

By /s/ Kris Gaffney

As Deputy Clerk

25-02057M

As Clerk of the Court

impaired, call 711.

File # 25-F02585

Oct. 31; Nov. 7, 2025

DATED on 10/28/2025.

manded in the complaint or petition.

FIRST INSERTION

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

GENERAL JURISDICTION DIVISION Case No.

2025CA002412CAAXMA Freedom Mortgage Corporation Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors,

Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lyle Dorr. Deceased: et al Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Lyle Dorr, Deceased Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County,

LOT 1 AND THE NORTH 1/2 OF LOT 2, YARBOROUGH SUBDIVISION, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED AT PLAT BOOK 2, PAGE 112, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA. SITUATE IN THE COUN-TY OF MANATEE, STATE OF FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott,

PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

impaired, call 711. DATED on 10/28/2025.

Ángelina Colonneso As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk

File # 25-F02576 25-02056M Oct. 31; Nov. 7, 2025

FIRST INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2025CA000504 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER

CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2025 in Civil Case No. 2025CA000504, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S)
WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS,

DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina

"Angel" Colonneso will sell to the highest bidder for cash at www.manatee. realforeclose.com on December 10. 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 14, BLOCK 3, WEST-FIELD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE(S) 209, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

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

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

Dated this 22nd day of October,

ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: Service Mail@aldridgepite.com

Oct. 31; Nov. 7, 2025 25-02052M

FLORIDA

Plaintiff(s), vs.

FARL ROBERT STANCIL, JR.; CATHERINE STANCIL

NOTICE IS HEREBY GIVEN THAT.

FIRST INSERTION

NOTICE TO CREDITORS and other persons having claims or demands against decedent's estate must file their claims with this court WITH-MANATEE COUNTY. FLORIDA PROBATE DIVISION IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS File No. 41-2025-CP-002299-AXMA NOTICE IN RE: ESTATE OF:

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

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

The date of first publication of this notice is: October 31, 2025.

AMANDA C. GOSSELIN

Dave M. Evans, Jr. Attorney for Personal Representative Email: DEvans@leeandevans.com Secondary Email: SKrauss@leeandevans.com Florida Bar No. 1013511 Lee & Evans, P.A. $2601\,\mathrm{Cattlemen}$ Road, Suite 503Sarasota, Florida 34232 Telephone: (941) 954-0067

FIRST INSERTION

Oct. 31; Nov. 7, 2025

RE-NOTICE OF FORECLOSURE

LINDA D. MILLER,

Deceased.

The administration of the estate of LIN-

DA D. MILLER, deceased, whose date

of death was April 6, 2025; is pending

ty, FL, Probate Division, the address of

which is 1051 Manatee Avenue W, Bra-

denton, Florida 34205. The name and

address of the personal representative and the personal representative's attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, on whom

a copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

in the Circuit Court for Manatee Coun-

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

CIRCUIT CIVIL DIVISION CASE NO.: 2023CA004171 CROSSCOUNTRY MORTGAGE,

Defendant(s).

pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on October 6, 2025 in the abovecaptioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 20th day of November, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order,

THE FOLLOWING DE-SCRIBED LAND, SITUATE, LYING AND BEING IN THE MANATEE COUNTY, FLORI-DA, TO-WIT:LOT 26, BLOCK C, FRESH MEADOWS SUBDI-VISION, PHASE I, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA

Property address: 6006 66th Street Circle East, Palmetto, FL 34221

25-02058M

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.

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the par-

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. Respectfully submitted, PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile)

attorney@padgettlawgroup.comAttorney for Plaintiff TDP File No. 23-005351-1

Oct. 31; Nov. 7, 2025 25-02043M

FIRST INSERTION

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

CASE NO.: 2025 CA 001181 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF ANGEL OAK MORTGAGE TRUST 2022-3, MORTGAGE-BACKED **CERTIFICATES, SERIES 2022-3,** Plaintiff, VS. NIKKI SONEKEO:VIRABANDITH

VICTOR SONGBANDITH A/K/A VIRABANDITH SONGBANDITH; et al.,

Defendant(s).

TO: Nikki Sonekeo Last Known Residence: 2400 Miguel Bay Drive Terra Ceia, FL 34250 Virabandith Victor Songbandith A/K/A Virabandith Songbandith Last Known Residence: 2400 Miguel Bay

Drive Terra Ceia, FL 34250 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County,

LOT 8, "MIGUEL BAY ESTATES" SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGES 50 & 51, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, SECTION 27, TWP. 33 SOUTH, RGE. 17 EAST, ABOVE THE MEAN HIGH-WATER LINE.

DESCRIPTION: (CONSERVA-TION EASEMENT)

THAT PART OF LOT 8, "MIGUEL BAY ESTATES" SUB-DIVISION, AS RECORDED IN PLAT BOOK 17, PAGES 50 & 51, PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA, LY-ING NORTH OF THE FOL-LOWING DESCRIBED LINE, TO -WIT:

COMMENCE AT THE S.E. CORNER OF LOT 8, "MIGUEL BAY ESTATES" SUBDIVISION, AS RECORDED IN PLAT BOOK 17, PAGE 50 & 51, PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA;

THENCE N OO DEGREES 01'07" W, ALONG THE EAST LINE OF SAID LOT 8, A DIS-TANCE OF 160.00 FT. FOR POINT-OF-BEGINNING; THENCE N 82 DEGREES

17'24" W, A DISTANCE OF 389.99 FT. TO THE INTER-SECTION WITH THE WEST-ERLY LINE OF SAID LOT 8, FOR THE END OF SAID LINE, SAID POINT LYING N 12 DE-GREES 00'00" W, A DISTANCE OF 192.00 FT. FROM THE S.W. CORNER OF SAID LOT 8, AS MEASURED ALONG THE WESTERLY LINE THEREOF, BEING AND LYING IN SEC-TION 27, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORI-

DA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before within 30 days after first publication, 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 or petition.

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

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

impaired, call 711. Dated on 10/22, 2025.

As Clerk of the Court By: /s/ Kris Gaffney As Deputy Clerk

1012-3985B Ref# 12900

Oct. 31; Nov. 7, 2025 25-02055M



How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com To publish your legal notice email: legal@businessobserverfl.com

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN

SECTION 733,702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

ER BARRED.
NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Christopher A. Likens, Esq.

1800 Second Street, Suite 971

Sarasota, FL 34236

Attorney for Personal Representative:

Florida Bar Number: 0981303

1800 Second Street, Suite 971

Telephone: (941) 365-7838

eservice@calikens.com

Oct. 31; Nov. 7, 2025

CHRISTOPHER A LIKENS, P.A.

DATE OF DEATH IS BARRED.

notice is October 31, 2025.

Christopher A. Likens

Sarasota, FL 34236

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0842 **Division Probate** IN RE: ESTATE OF

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

JOHN L. TRIGG

You are hereby notified that an Order of Summary Administration has been entered in the estate of John L. Trigg, deceased, File Number 2025 CP 0842: by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was December 13, 2024; that the total value of the estate is \$68,936,49 and that the names and addresses of those to whom it has been assigned by

such order are:
NAME ADDRESS Linda K. Swanson 7672 Silverwood Court Lakewood Ranch, FL 34202 Priscilla A. Arnold 10656 Fox Squirrel Lane Jacksonville, FL 32257 Jeffrey L. Trigg 6278 South Highway 217 Booneville, AR 72927 Nicholas Q. T. Trigg

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

FILE NO.: 2023CP002038

IN RE: ESTATE OF

IN RE: KENNETH DANIEL IULO

Deceased.

The administration of the estate of Ken-

neth Daniel Iulo, deceased, whose date

of death was May 4, 2023, is pending in the Circuit Court for Manatee County,

Florida, Probate Division, the address

of which is 1115 Manatee Avenue West

Bradenton, FL 34205. The names and

addresses of the personal representative

and the personal representative's attorney are set forth below.

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Community Property Rights at Death Act

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-2429

IN RE: ESTATE OF

SAMUEL LOUIS BAUBLITZ,

also known as

SAMUEL LEWIS BAUBLITZ,

Deceased.

The administration of the estate of

SAMUEL LOUIS BAUBLITZ, also

known as SAMUEL LEWIS BAUB-

LITZ, deceased, whose date of death

was May 16, 2025, is pending in the

Circuit Court for MANATEE County,

Florida, Probate Division, the street ad-

dress of which is 1115 Manatee Avenue

West, Probate Division, Bradenton,

Florida 34205 and the mailing address

of which is P.O. Box 25400, Probate

The names and addresses of the per-

sonal representative and the personal representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

OF THIS NOTICE ON THEM.

Division, Bradenton, FL 34206.

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

1113 East Forest Hill Avenue Peoria, IL 61603 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: All creditors of the estate of the de-

cedent 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 ${\tt SECTION\,733.702.\,ALL\,CLAIMS\,AND}$ DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this

Notice is October 31, 2025.

Person Giving Notice:
Linda K. Swanson 7672 Silverwood Ct.

Lakewood Ranch, FL 34202 Attorney for Person Giving Notice: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email:

dlaganella@gerlinglawgroup.com Oct. 31; Nov. 7, 2025 25-02054M

FIRST INSERTION

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

File No. 2025-CP-002468 ALEJANDRO NIETO MARTINEZ. Deceased.

The administration of the estate of ALEJANDRO NIETO MARTINEZ, deceased, whose date of death was APRIL 3, 2025, is pending in the Circuit Court for MANATEE County Florida, Probate Division, the address of which is P.O. BOX 25400, BRADEN-TON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211, Florida Statutes.

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

NOTWITHSTANDING THE TIME 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: October 31, 2025.

/S/RN TROY KANNEGIETER

Personal Representative 107 49th Avenue West Bradenton, FL 34207

/S/ JJH JENNIFER J. HENSLEY, Esq. (FL Bar No. 1022202) Hensley Law Offices, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 Ph: 941-755-8583 Email Addresses: Jen@JenHensleyLaw.com

Lisa@JenHensleyLaw.com Firm@JenHensleyLaw.com Oct. 31; Nov. 7, 2025 25-02051M

FIRST INSERTION

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.

FIRST INSERTION

FIRST INSERTION

clerk.

BARRED.

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

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

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

The date of first publication of this notice is October 31, 2025.

Personal Representatives Linda Ann Iulo

Attorney for Personal Representative s/ Marc J. Soss Marc J. Soss, Esquire FBN: 937045 9040 Town Center Parkway Lakewood Ranch, FL 34202 Telephone: (941) 928-0310 Email: mjs@fl-estateplanning.com Attorney for Personal Representative Oct. 31; Nov. 7, 2025 25-02045M

THE FIRST PUBLICATION OF THIS

The personal representative or cura-

tor has no duty to discover whether any

property held at the time of the dece-

dent's death by the decedent or the de-

cedent'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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Stacey Lee Romano

Personal Representative 11822 Mallory Park Avenue

Bradenton, FL 34211

Attorney for Personal Representative

BARNES WALKER, GOETHE, PER-

Email: kcollver@barneswalker.com

DATE OF DEATH IS BARRED.

notice is: October 31, 2025.

Florida Bar No. 0104450

3119 Manatee Avenue West

Telephone: (941) 741-8224

swix@barneswalker.com

Oct. 31; Nov. 7, 2025

RON, & SHEA, PLLC

Bradenton, FL 34205

Secondary Email:

Kevin M. Collver

NOTWITHSTANDING THE TIME

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002215

IN RE: ESTATE OF KEITH L. SCHAFER. Deceased. The administration of the estate of KEITH L. SCHAFER, deceased, whose

date of death was April 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below. All creditors of the decedent and oth-

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

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

A 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, applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: October 31, 2025.

Robert D. Hines Curator

1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com Oct. 31; Nov. 7, 2025 25-02042M

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-2466 IN RE: ESTATE OF JOYCE F. MEADE, Deceased.

The administration of the estate of JOYCE F. MEADE, deceased, whose date of death was July 24, 2024, is pending in the Circuit Court for MAN-ATEE 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 representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: October 31, 2025. Signed on this 16 day of October,

SEAMUS LOUGHRAN **Personal Representative** 808 31st Street West Bradenton, FLorida 34205

SHANNON ANNE BIGFORD Personal Representative 9303 Bayshore Road, Lot E16 Palmetto, Florida 34221

Andrew L. Clark Attorney for Personal Representatives Florida Bar No. 1033240 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: aclark@barneswalker.com Secondary Email: mcarmichael@barneswalker.com

Oct. 31; Nov. 7, 2025

25-02050M

FIRST INSERTION

NOTICE.

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY.

FLORIDA PROBATE DIVISION File No. 2025-CP-002380-AX IN RE: ESTATE OF THEODORE THOMAS WALL, Deceased.

The administration of the estate of THEODORE THOMAS WALL, deceased, whose date of death was August 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 oth-

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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002358

IN RE: ESTATE OF Paul M. Hoffman Deceased.

The administration of the estate of Paul M. Hoffman, deceased, whose date of death was August 30th, 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

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

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

The personal representative has no

FIRST INSERTION 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

25-02053M

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

demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

The written demand must be filed with

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 October 31, 2025.

Pamela Winn

P.O. Address: 1214 86th Court NW, Bradenton, FL 34209 Loren M. Paul, Esq. Florida Bar No. 0174660 Attorneys for Personal Representative Baker & Paul 503 Manatee Avenue East Bradenton, FL 34208 Telephone: 9417470888 Email Addresses: Rhonda@bpdlawoffice.com Service@bpdlawoffice.com

Oct. 31; Nov. 7, 2025

25-02046M

FIRST INSERTION

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

File No. 2025-CP-2339-AX Division: PROBATE IN RE: ESTATE OF CLIFFORD MANN Deceased.

The administration of the estate of Clifford Mann, deceased, whose date of

death was April 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W. Bradenton, FL 34205; (Mailing Address: P.O. Box 3000, Bradenton, FL 34206).

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

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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

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

The date of first publication of this notice is October 31, 2025. Personal Representative:

Ophelia Fleetwood 3201 King Blvd. Sarasota, Florida 34234

Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Elise V. Bouchard, Esq. Florida Bar Number: 0109033 Attorney for Petitioner Schwarz & Harris. P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: kellev@schwarzlaw.net 25-02047M Oct. 31; Nov. 7, 2025

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else. Rarely do consumers specifically search online

PUBLISH YOUR LEGAL NOTICE

Call **941-906-9386**

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SUBSEQUENT INSERTIONS

MANATEE COUNTY

--- PUBLIC SALES / TAX DEEDS ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 PARO mobile home bearing vehicle identification number 4425 and all personal items located inside the mobile home. Last Tenant: Chenery Nan Benjamin, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Chenery Nan Benjamin, Steven R. Lustig, as possible Heir and Unknown Party or Parties In Possession. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.

October 24, 31, 2025

25-02027M

FOURTH INSERTION

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

Certificate Number: 2023-4432 Tax Deed #:2025TD000168 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: 2023-4432 Year of Issuance 2023 Description of Property LOT 25 BLK F CASA LOMA MOBILEHOME SUB PI#55897.1825/2 Parcel ID Number 5589718252 Property Address: 104 50TH AVENUE PLZ E BRADENTON, FL 34203 Names in which assessed: HAROLD B BARRETT, PEARL BARRETT 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Oct. 10, 17, 24, 31, 2025

the Courts.

25-01868M

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

Certificate Number: 2023-500 Tax Deed #:2025TD000198 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER
- SERIES 82 ALTERNA TAX
CERTIFICATE FUND II LP 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: 2023-500 Year of Issuance 2023 Description of Property LOT 20 BLK N KINGSFIELD V PI#5036.2330/9 Parcel ID Number 503623309 Property Address: 12073 WARWICK CIR PARRISH, FL 34219 Names in which assessed: MICHAEL SLOBODYNSKY, NATALIA SLOBODYNSKY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Oct. 10, 17, 24, 31, 2025

25-01885M

NOTICE OF APPLICATION FOR TAX DEED

Oct. 10, 17, 24, 31, 2025

25-01871M

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

Certificate Number: 2023-4441 Tax Deed #:2025TD000169 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following $\operatorname{certificate}(s)$ 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: 2023-4441 Year of Issuance 2023 Description of Property UNIT 3-A SUMMER PLACE CONDO PI#57403.0050/3 Parcel ID Number 5740300503 Property Address: 5423 13TH CT E BRADENTON, FL 34203 Names in which assessed: SUMMER PLACE DEVELOPMENT CORPORATION 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

FOURTH INSERTION

Section 197.512 F.S.

Certificate Number: 2023-4689 Tax Deed #:2025TD000171 NOTICE IS HEREBY GIVEN that CANAL SB MUNI CUST 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: 2023-4689 Year of Issuance 2023 Description of Property UNIT D BLDG 5 HUNTINGTON WOODS CONDO PHASE I PI#61091.5200/6 Parcel ID Number 6109152006 Property Address: 6018 28TH ST W BRADENTON, FL 34207 Names in which assessed: JOHN A SUDNIK, STEVEN D SUDNIK 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

FOURTH INSERTION

Oct. 10, 17, 24, 31, 2025

25-01869M



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.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application to vacate a portion of a platted drainage and utility easement located on Lot 3, in the Terra Ceia Bay Estates plat, has been made by Phillip E. Pearce, III, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2506-0001 and seeks to vacate a portion of a platted drainage and utility easement in Palmetto.

On the 2nd of December 2025, at 9:00 a.m., or as soon there after in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-196

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA, SPECIFICALLY, WITHIN THE PLAT OF TERRA CEIA BAY ESTATES, RECORDED IN PLAT BOOK 32, PAGE 35.

The subject property of this vacation application is located near and around at 5515SECOND INSERTION

TRUSTEE'S NOTICE OF SALE.

Date of Sale: 11/19/2025 at 1:00 PM. Place of Sale: 1301 Barcarrota Boulevard West, Bradenton, FL 34205-7522; In the parking area outside the main entrance. This Notice is regarding that certain timeshare interest owned by Obligor in Resort Sixty-Six, located in Manatee County, Florida, as more specifically described in the Lien(s) referred to on **Schedule "1"**. The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for Resort Sixty-Six. Accordingly, the Resort Sixty-Six Owners Association, Inc., A Florida not-for-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Manatee, Florida, as described on **Schedule "1"**, thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 *Florida Statutes*. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule "1" attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$650.00, by delivering cash or certified funds to the Trustee. See Schedule "1" attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit "A" attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: First American Title Insurance Company, a Nebraska corporation duly registered in the state of Florida as an Insurance Company. 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Foreclosure HOA 155075-RSS8-HOA. Schedule "1": Lien Recording Reference: Inst: 202541104470; Per Diem: \$0.00; Obligors, Notice Address, Default Amount: Glenn R. Matecun and the heirs and/or devisees of Eugene D. Matecun and the heirs and/or devisees of Marilyn L. Matecun, Po Box 1404 Holmes Beach, Fl 34218 United States, \$7,399.39; Lutz Windisch, 979 Vasco Da Gama Ln Foster City Ca 94404 United States, \$3,047.50; Samantha Daly, 1442 Astor Ave Ann Arbor, Mi 48104 United States, \$3,041.77. Exhibit "A": Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.

October 24, 31, 2025 25-01996M

SECOND INSERTION

2nd Avenue Circle West, in Palmetto and is 932 square feet (0.02 acres) more or less in size. The future land use map designation and zoning district of the properties subject to the application is RES-6 and PD-R respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

October 24, 31, 2025 25-02006M

SECOND INSERTION

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

Certificate Number: 2023-3819 Tax Deed #:2025TD000193 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-3819 Year of Issuance 2023 Description of Property UNIT 206-C BLDG B BAYSHORE ON THE LAKE COND APTS SEC 1 PI#50576.1035/3 Parcel ID Number 5057610353 Property Address: 4160 HERON WAY BRADENTON, FL 34205 Names in which assessed: DAVID G PRATT 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

SECOND INSERTION

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

Certificate Number: 2023-2369 Tax Deed #:2025TD000219 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2369 Year of Issuance 2023 Description of Property LOT 37 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#21106.0000/0 Parcel ID Number 2110600000 Property Address: 1502 72ND STREET CT E PALMETTO, FL 34221 Names in which assessed: ISMAEL HERNANDEZ 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

SECOND INSERTION

NOTICE OF ACTION RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC MANATEE County, Florida Non-Judicial Timeshare foreclosure

TO: Unit Owner(s) Last Known Address: Unit Week(s) Amount due: Anna M Alvarez 12384 Glen Kernan Parkway N

Jacksonville, FL 32224 15/07 \$2,399.27

Pauline Cengarle 220 Commerce Valley Drive W Markham, Ontario L3T0A8 04/03 \$1,884.37 Mary E Howe

3015 Drewery Avenue Lakeland, FL 33803 \$1,725.09

George H Madden & Rita F Madden

2045 Russell Avenue West Portsmouth, OH 45663 05/50 \$4,590.36 Simon Alexander Meakin

5 Winchester Close Cheshire, UK SK96BZA United Kingdom 09/36 AND 37

\$5,611.37 Dr Nicholas Molinaro & Joan Milani 161 Anise Tree Way Clayton, NC 27527

07/44\$3,282.97 Edgar F Nicolle & Joyce H Nicolle 21521 NE 51st Avenue Earlton, FL 32631 $06/37\,\mathrm{AND}\,38$

\$3.058.78 Henry R Schramm Jr 4922 Kilburn Street Alexandria VA 22304

Chester, NJ 07930

\$3,102.65 Karl R Schuetz & Deborah M Schuetz 151 Maple Avenue

16/21 \$3,315.54 YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on

the following described real property, located in MANATEE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206 as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of the Public Records of Manatee

County, Florida. has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action regarding this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION,

INC. 201 Fletcher Avenue, Second Floor Sarasota, FL 34237 within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of vour timeshare interest are insufficient to offset the amounts secured by the

Dated this 15th day of OCTOBER, 2025. Thomas L Avrutis, Esquire, TRUSTEE TRUSTEE for LITTLE GULL CON-DOMINIUM ASSOCIATION, INC

October 24, 31, 2025

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3716

Tax Deed #:2025TD000192 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 10 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: 2023-3716 Year of Issuance 2023 Description of Property E 38 FT OF LOT 76 & W 15 FT OF LOT 77 BELLE MEAD PI#48483.0000/2 Parcel ID Number 4848300002 Property Address: 1107 29TH AVE W BRADENTON, FL 34205 Names in which assessed: CT JONES, MILDRED A JONES 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

25-01978M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3579

Tax Deed #:2025TD000191 NOTICE IS HEREBY GIVEN that II DELAWARE MASTER LLC - SERIES 87 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: 2023-3579 Year of Issuance 2023 Description of Property LOT 118 ORANGE RIDGE SUB PI#46464.0000/4 Parcel ID Number 4646400004 Property Address: 2505 3RD ST E BRADENTON, FL 34208 Names in which assessed: DELTA TRANSACTIONS 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01977M

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www. selfstorageauction.com on 11/13/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B2163 Mesidor, Mendy Brock, Cheyenne Unit C4071 Unit C4072 Burchett, Darren Unit C4078 ROGALIN Michael Unit D6025 Mireles, Miguel Unit B3060 Denney, Tori Unit R1023 Garcia, Andres Reyes, Aida Unit B2071 Unit D6004 Sharpe, Judy Unit B2104 Duff, Tamiyia

Boxes, bags and totes Boxes, totes and furniture Boxes, bags and furniture Boxes, bags, totes and tools Boxes, totes, appliances and electronics Bags, totes and furniture Boxes, bags and tools Metal and barrels Boxes, bags and furniture Bags, and baby items

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 October 24, 31, 2025

25-01993M

--- ACTIONS / SALES ---

SECOND INSERTION

SECOND INSERTION

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

Case No.: 2024-CA-0578 HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, Plaintiffs, v.

ANDREW P. CHAMBERS; THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 1, THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 2; and THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 3, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Partition, dated October 2025, wherein HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee. realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

Parcel Three: Lot 8, Walton Subdivision, as

NOTICE OF FORECLOSURE SALE

IN THE COUNTY COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CASE NO.: 2025CC001460

Defendant(s).

NOTICE IS HEREBY GIVEN that

pursuant to the Final Judgment for

Lien Foreclosure dated September

8, 2025, and entered in Case No.

2025CC001460 of the County Court

of the Twelfth Judicial Circuit in and

for Manatee County, Florida, the Clerk

of the Court, Angelina Colonneso,

will publicly sell to the highest and

best bidder for cash at www.manatee.

realforeclose.com beginning at 11:00

AM on November 13, 2025, the

UNIT 32, CAMBRIDGE VIL-

LAGE WEST, A CONDOMIN-

IUM, ACCORDING TO THE

DECLARATION OF CONDO-

MINIUM RECORDED IN OF-

FICIAL RECORDS BOOK 1034.

PAGE 1824, AND ALL EXHIB-

ITS ATTACHED THERETO, AS AMENDED, AND AS PER

PLAT THEREOF RECORDED

IN CONDOMINIUM BOOK 13,

PAGE 94, ALL OF THE PUB-

LIC RECORDS OF MANATEE

following described property:

CAMBRIDGE VILLAGE WEST CONDOMINIUM OWNERS

ASSOCIATION, INC., a Florida

not-for-profit corporation,

ROBERT F. CRUM, et al.

Plaintiff, vs.

per plat thereof recorded in Plat Book 8 at Page 65, of the Public Records of Manatee County, Florida.

Property Appraiser's Identification No. 57532.1000/3

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: 10-21-2025 Damian M. Ozark, Esquire Florida Bar No. 0582387 The Ozark Law Firm, P.A. 1904 Manatee Ave West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 October 24, 31, 2025 25-02024M

COUNTY, FLORIDA

unclaimed.

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 of the Court reports the surplus as

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

Dated this 21st day of October 2025

impaired, call 711.

/s/ Kari L. Martin

Kari L. Martin

Service Email:

Secondary:

NAJMY THOMPSON, P.L.

Florida Bar No. 092862

Bradenton, Florida 34205

Telephone: (941) 748-2216

Facsimile: (941) 748-2218

service. KM@najmythompson.com

kmartin@najmythompson.com;

bmiller@najmythompson.com

1401 8th Avenue West

Correspondence only:

Attorney for Plaintiff

October 24, 31, 2025

SECOND INSERTION

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

Case No.: 2024-CA-0578 HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, Plaintiffs, v.

ANDREW P. CHAMBERS; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Partition, dated October 1, 2025, wherein HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee. realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

Parcel One: Lot 141, Building I, Sanctuary of Bradenton, a condominium, according to the Declaration of Condominium recorded in Official Records Book 2071, Page 4867, and as per plat thereof

recorded in Condominium Book 34, Page 84, Public Records of Manatee County, Florida, Property Appraiser's Identification No. 61000.0805/9.

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: 10-21-2025 Damian M. Ozark, Esquire Florida Bar No. 0582387 The Ozark Law Firm, P.A. 1904 Manatee Ave West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 25-02022M October 24, 31, 2025

SECOND INSERTION

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

CASE NO: 25-CC-3179 SABAL BAY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.

ESTATE OF AARON T. SEXTON, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION.

Defendants. TO: ESTATE OF AARON T. SEX-TON and ANY AND ALL UNKNOWN

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SABAL BAY ASSOCIATION, INC., herein in the following described property:

Unit No. 3-3 of Phase 4, SABAL BAY, a Condominium, according to the Declaration of Condominium recorded in O.R. Book 2011, Page 7150, amended by the first Amendment to Declaration recorded in O.R. Book 2033, Page 1795, as amended by Amendment to Declaration recorded in O.R. Book 2043, Page 1710, and all amendments thereto, of the Public Records of Manatee County, Florida. With the following street address: 7280 83RD Dr. E., Bradenton, Florida,

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg, Nikoloff P.A. whose address is 1964 Bayshore Blvd.,

34201

25-02012M

Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint.

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-

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 on 17th day of October, 2025. Angelina "Angel" Colonneso Clerk and Comptroller

Greenberg Nikoloff P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698

(727) 738-1100

In and for Manatee County:

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

> By: K. Gaffney (SEAL) Deputy Clerk

October 24, 31, 2025 25-02001M

PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA.

412025CA000868CAAXMA LAKEVIEW LOAN SERVICING,

JAMES E. HALL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO

INTEREST IN THE PROPERTY HEREIN DESCRIBED. Defendant(s).

pursuant to an Order or Summary Final Judgment of foreclosure dated September 9, 2025, and entered in Case No. 412025CA000868CAAXMA of the Circuit Court in and for Manatee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAMES E. HALL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and 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, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.

Order or Final Judgment, to-wit: LOT 2, BLOCK A, BAUMER

COUNTY, FLORIDA.

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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

If you are a person with a 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 October 21, 2025.

By: /s/ Ian Dolan Ian C. Dolan Florida Bar No.: 757071 Roy Diaz, Attorney of Record Florida Bar No. 767700 Diaz Anselmo & Associates, P.A. Attorneys for Plaintiff 499 NW 70th Ave., Suite 309 Fort Lauderdale, FL 33317 Telephone: (954) 564-0071 Facsimile: (954) 564-9252 $1463\text{-}214402 \ / \ SM2$

THIRD INSERTION

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

LAW DIVISION CASE NO: 2025 DR 283 MONIQUE CYR, Petitioner/Wife, And RYAN WOOD.

Respondent/Husband. TO: Ryan Wood

1207 13th Avenue West, Bradenton, Flor ida 34205

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you, including a request to partition real property located at 1207 13th Avenue North, Bradenton, Florida 34205, and that you are required to serve a copy of your written defenses, if any, to it on Erin K. Barnett, Esq., counsel for the Petitioner, Monique Cyr, whose address is 1700 66th Street North, Suite 206, St. Petersburg, FL 33710 on or before 28 days after first publication through the Business Observer, and file the original with the clerk of this Court at 1115 Manatee Avenue W, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address,

Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

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: 10/10/2025

CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk

Oct. 17, 24, 31; Nov. 7, 2025

25-01942M

THIRD INSERTION

NOTICE OF ACTION THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025-CA-001295

DOLORES GRIFFIN and LONNIE GRIFFIN, JR., Plaintiffs, vs. CRYSTAL D JSHOMBACH THE UNKNOWN HEIRS OF SAMUEL REEVES, SR., deceased and THE UKNOWN HEIRS OF ROSA MAE BOGGAN, deceased, Defendants.

TO: THE UNKNOWN HEIRS OF SA-NUEL REEVES, SR., deceased LAST KNOWN ADDRESS: 1418 23rd Ave East, Bradenton, FL 34208 CURRENT ADDRESS: Unknown and

THE UNKNOWN HEIRS OF ROSA MAE BOGGAN, deceased LAST KNOWN ADDRESS: 1418 23rd Ave East, Bradenton, FL 34208 CURRENT ADDRESS: Unknown

YOU ARE NOTIFIED that an action to quiet title on the following property

in Manatee County, Florida: Parcel Identification Number: 46911.0000/4

has been filed against the above defendants and you are required to serve a copy of your written defenses, if any, on or before 11/24, 2025, on Richard P. Green, Esq., Lewis, Longman & Walker, P.A., 100 Second Avenue S., Suite 501-S, St. Petersburg, FL 33701, and file the original with 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 on this 13th day of October, 2025.

Angelina "Angel" Colonneso, Manatee County Clerk of the Circuit Court & Comptroller (SEAL) By: As Deputy Clerk

Oct. 17, 24, 31; Nov. 7, 2025 25-01949M

THIRD INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA

Case No.: 2024-CA-001501 Judge Edward Nicholas AMUR EQUIPMENT FINANCE, INC. a Nebraska corporation Plaintiff, VS. STAMPEDE EXPRESS, INC., JESSICA NICOLE KATZENBERGER and CODEY J. JONES. **Defendants**

TO: STAMPEDE EXPRESS, INC.:41100 State Road 64 East, Myakka City, FL

IESSICA NICOLE KATZENBERGER 41100 State Road 64 East, Myakka City, FL 34251:

CODEY J. JONES 41100 State Road 64 East, Myakka City, FL 34251:

YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Stampede Express, Inc.) and Breach of Guaranty (Jessica Nicole Katzenberger and Codey J. Jones) has been filed against you in Manatee County, Florida for the amount of \$190,920.86, plus interest accruing at the contract rate of 18% per annum from July 1, 2024.

A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before 11/20 2025, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter;

otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of Court in Manatee County, Florida on this 9TH day of Oct, 2025.

By: (SEAL) Kris Gaffney Attorney for Plaintiff: Anthony J. Aragona, III Anthony J. Aragona III, P.A. 1036 Grove Park Cir. Boynton Beach, FL 33436 Telephone: (561) 649-1790 Email: anthony.aragona@att.net Oct. 17, 24, 31; Nov. 7, 2025

25-01941M

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412025CA002279CAAXMA

CARRINGTON MORTGAGE

SERVICES LLC, Plaintiff, vs. PATRICIA A. HARTE; PATRICIA A. HARTE, AS TRUSTEE OF THE ROBERT B. HARTE AND PATRICIA A. HARTE REVOCABLE TRUST AGREEMENT U/A DATED FEBRUARY 1, 2000; UNKNOWN BENEFICIARIES OF THE ROBERT B. HARTE AND PATRICIA A. HARTE REVOCABLE TRUST AGREEMENT U/A DATED FEBRUARY 1, 2000; COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC.: UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,

Defendant(s). TO: Unknown Beneficiaries of the Robert B. Harte and Patricia A. Harte Revocable Trust Agreement u/a dated February 1,

2000 7143 Presidio Glen

Lakewood Ranch, Florida 34202 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County,

LOT 38, UNIT 1, LAKEWOOD RANCH COUNTRY CLUB VIL-LAGE, SUBPHASE AA, UNIT 1 A/K/A PRESIDIO & UNIT 2 A/K/A RIVIERA, A SUBDIVI-SION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 32 THRU 41, OF THE PUBLIC RE-CORDS OF MANATEE COUN-

TY, FLORIDA. Street Address: 7143 Presidio Glen, Lakewood Ranch, Florida

SECOND INSERTION has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before, 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or

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

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

Dated on 10/17, 2025. Angelina "Angel" Colonneso Clerk of said Court By: K. Gaffney

(SEAL) By: As Deputy Clerk McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, FL 33407 Telephone: (561) 713-1400 FLpleadings@MWC-law.com File#:25-400448 25-02000M October 24, 31, 2025

SECOND INSERTION

NOTICE OF SALE

CIVIL DIVISION CASE NO.

Plaintiff, vs. HAVE ANY RIGHT, TITLE OR

NOTICE IS HEREBY GIVEN manatee.realforeclose.com, 11:00 a.m., on November 12, 2025, the following described property as set forth in said

SUBDIVISION, ACCORDING

TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 160, OF THE PUB-LIC RECORDS OF MANATEE

ANY PERSON CLAIMING AN

Pursuant to Florida

Service E-mail: answers@dallegal.com 25-02013M October 24, 31, 2025

--- PUBLIC SALES / ESTATE ---

MANATEE COUNTY

SECOND INSERTION

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

File No. 2025-CP-002387 DIVISION PROBATE IN RE: ESTATE OF DAVID LAWRENCE HEDRICK, Decedent

The administration of the Florida estate of DAVID LAWRENCE HEDRICK, DECEASED, whose date of death was July 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The name and address of the Personal Representative and the personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

> Personal Representative: Kenneth Hedrick 1733 Hickory Bark Lane

Bloomfield Hills, MI 48304 Attorney for Personal Representative: Mark M. Snitchler (FL Bar No. 93824) Hubbard Snitchler & Parzianello PLC 999 Vanderbilt Beach Road, Suite 200 Naples, FL 34108 (239) 325-1802

801 W. Ann Arbor Trail, Suite 240 Plymouth, MI 48170 Primary email: msnitchler@hspplc.com Secondary email: $kkaspare \dot{k}@hspplc.com$ October 24, 31, 2025 25-01994M

SECOND INSERTION

(Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002447 Division PROBATE

NOTICE TO CREDITORS

IN RE: ESTATE OF JOAN S. GEDVILAS 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 JOAN S. GEDVILAS, deceased, File Number 2025-CP-002447, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205; that the decedent's date of death was September 22, 2025; that the total value of the estate is \$500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Address Name TINA ROBY 3316 East Chelmsford Court Sarasota, FL 34235 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733,702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOT-WITHSTANDING 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 Friday, October 24, 2025.

Person Giving Notice: TINA ROBY

3316 Chelmsford Court, Unit 58 Sarasota, Florida 34235 Attorney for Person Giving Notice BART SCOVILL, Esquire Attorney Florida Bar Number: 0985716 8031 Cooper Creek Blvd., Suite 101 University Park, Florida 34201 Telephone: (941) 365-2253 E-Mail: bart@scovills.com Secondary E-Mail: melissa@scovills.com

25-02010M

October 24, 31, 2025

SECOND INSERTION

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

File No. 2025 CP 2199 IN RE: ESTATE OF MERRY LEE KRUSE.

Deceased. The administration of the estate of MERRY LEE KRUSE, deceased, whose date of death was May 1, 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

ELISABETH LYNNE CHAMBERS,

Case No.: 2024-CA-0578 HOWARD N. CHAMBERS and

Plaintiffs, v. ANDREW P. CHAMBERS; et al.,

Defendants.

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 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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is: October 24, 2025.

> Barbara Nielsen Personal Representative 714 32nd Street West

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

October 24, 31, 2025

SECOND INSERTION

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

FLORIDA PROBATE DIVISION File No. 2025 CP 002014 IN RE: ESTATE OF ROGER RIZI 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 Roger Rizi, deceased, File Number 2025 CP 002014, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was May 20, 2025; that the total value of the estate is less than \$75,000.00 and that the names and addresses of those to whom it has been assigned by such order are: Name Rebecca Abbott

Address 304 61st St. NW, Bradenton, FL 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

DEATH IS BARRED. The date of first publication of this Notice is October 24, 2025.

DocuSigned by: Rebecca Abbott, Petitioner

Jerome S. Levin, Esq. Attorney for Petitioners Florida Bar Number: 0213594 14321st St., Sarasota, FL34236Telephone: 941-953-5300 E-Mail: jlevin@levinmediation.com Secondary E-Mail: Linda@levinmediation.com October 24, 31, 2025 25-02008M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002399-AX IN RE: ESTATE OF

ADRIENNE L. LERFALD, Deceased. The administration of the Estate of ADRIENNE L. LERFALD, Deceased,

whose date of death was September 17, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and

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

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or curator has no duty to discover whether any property held at the time 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: October 24, 2025. JOSEPH L. NAJMY, ESQ.

Personal Representative 6320 Venture Drive, Ste. 104

Lakewood Ranch, Florida 34202 William G. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1024816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999

Email: bnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com

25-01999M October 24, 31, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12 JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-2053 IN RE: ESTATE OF

SANDRA M. BUTLER, Deceased. The administration of the estate of SANDRA M. BUTLER, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Ave West, Bradenton, Fl

34205. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

The personal representative 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: October 24, 2025.

Paul A. Clarke Personal Representative 78 Ridgewood Road Middletown, RI 02842

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

amonroe@barneswalker.com October 24, 31, 2025 25-02015M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 FRON mobile home bearing vehicle identification number 4500917 and all personal items located inside the mobile home. Last Tenant: Doreen Quintana and Joseph Calvin Wright. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414. October 24, 31, 2025

SECOND INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storagetreasures.com on November 17, 2025 at 10:00am. The sale may be withdrawn at any time without further notice.

Jeffrey Hushaw - Unit C528 - HHG / Furn / Persnl Itms

October 24, 31, 2025 25-02029M

SECOND INSERTION NOTICE OF PUBLIC SALE

Auction date and time:

11/13/25 @ 10:00AM Juan Aponte Ortiz- personal items, boxes

Edel Valdes- clothing Extra Space Storage 1930 Cortez Rd W. Bradenton, FL, 34207 941-302-9918

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

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. October 24, 31, 2025 25-01991M

SECOND INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of ALTR Athletics located at 7342 Loblolly Bay Trail in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 18th day of October, 2025. Amy Resseguie October 24, 2025 25-02004M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 11/13/2025 at 9:30 AM

Olivia Kiefer

- House items

Daniella Lubin - Household goods

Chelsea Wilder - Washer/dryer, king bedframe, box-

es, couch Amanda Corey

-Christmas

The auction will be listed and adver-

tised 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.

October 24, 31, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION File No. 2025-CP-002247 **Division Probate** IN RE: ESTATE OF RICHARD J. GROHOSKY a/k/a RICHARD JAMES GROHOSKY

Deceased. The administration of the estate of RICHARD J. GROHOSKY, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205 The names and addresses of the personal representative and the personal representative's attorney are set forth

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless awritten demand is made by a creditor as specified under s. 732,2211, Florida Statutes.

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

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 Oct. 24, 2025.

Personal Representative: DONNA I. SOBEL, ESQUIRE

4900 Manatee Avenue W., Suite 206 Bradenton, Florida 34209 Attorney for Personal Representative: DONNA I. SOBEL, ESQIRE E-mail Addresses: donna@sobelattorneys.com, scharles@sobelattornevs.com Florida Bar No. 370096

4900 Manatee Avenue W., Suite 206 Bradenton, Florida 34209 Telephone: (941) 747-0001 25-02016M October 24, 31, 2025

DONNA IRVIN SOBEL, P.A.

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025 CP 2392 Division: Probate IN RE: ESTATE OF LYNN C. LEAVITT a/k/a LYNN CAROL LEAVITT, Deceased.

The administration of the estate of LYNN C. LEAVITT a/k/a LYNN CAR-OL LEAVITT, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative 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

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 October 24, 2025.

Personal Representative: Rossetter T. Leavitt $4105\,59\mathrm{th}$ Pl E

Bradenton, Florida 34203 Attorney for Personal Representative: Thomas W. Harrison, Attorney Florida Bar Number: 334375 DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC

1206 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 746-1167 Fax: (941) 747-0583 E-Mail: twh@dyeharrison.com 25-02009M

October 24, 31, 2025

1, 2025, wherein HOWARD N. CHAMBERS and ELISABETH

NOTICE IS HEREBY GIVEN

pursuant to an Agreed Final Judgment of Partition, dated October

LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee. realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

25-02005M

SECOND INSERTION

Parcel Two: Lot 32, Block B, Meadow Lakes East Subdivision, as per plat thereof recorded in Plat Book 23, Pages 107 through 111, inclusive, of the Public Records of Manatee

County, Florida. Property Appraiser's Identification No. 17999.1240/5

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 10-21-2025 Damian M. Ozark, Esquire

The Ozark Law Firm, P.A. 1904 Manatee Ave West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 25-02023M October 24, 31, 2025

Florida Bar No. 0582387

--- TAX DEEDS ---

MANATEE COUNTY

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-1693 Tax Deed #:2025TD000187 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-1693 Year of Issuance 2023 Description of Property E1/2 LOT 27, ALL LOT 28 BLK A LA SELVA PARK PI#15515.0040/6 Parcel ID Number 1551500406 Property Address: 2315 30TH AVENUE DR E BRADENTON, FL 34208 Names which assessed: CORNELIA E RODEWALD, JOHN J RODEWALD 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Oct. 24, 31; Nov. 7, 14, 2025 25-01971M

SECOND INSERTION

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

Certificate Number: 2023-2816 Tax Deed #:2025TD000220 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2816 Year of Issuance 2023 Description of Property TH S 20 FT OF LOT 7. BLK D ADMORE, A RESTRICTED RESIDENTIAL SUBDIV AS PER PLAT THEREOF REC IN PB 4 PG 72 PRMCF (INST#202141012486) PI #26805.0010/9 Parcel ID Number 2680500109 Property Address: 13TH AVE W PALMETTO, FL 34221 Names in which assessed: HOMES BY HOLMES 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 11/24/2025 at 10:00 am, by Angelina

Oct. 24, 31; Nov. 7, 14, 2025 25-01988M

the Courts.

Colonneso, Manatee County Clerk of

SECOND INSERTION

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

Certificate Number: 2023-1629 Tax Deed #:2025TD000186 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1629 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SE1/4 OF SEC 34: TH S 00 DEG 55 MIN 30 SEC E. ALG THE W LN OF SD SE1/4, 297.54 FT TO THE INTERSECTION WITH THE WLY EXTENSION OF THE S LN OF A 50 FT WIDE COUNTY RD (18TH AVE E (OR 411 P 87); TH N 89 DEG 07 MIN 50 SEC E. ALG SD WLY EXTENSION, 36.56 FT TO THE INTERSECTION WITH THE E R/W LN OF MORGAN JOHNSON RD: TH CONT N 89 DEG 07 MIN 50 SEC E. ALG THE S LN OF SD 50 FT COUNTY RD, 235.15 FT FOR A POB: TH CONT N 89 DEG 07 MIN 50 SEC E. ALG SD S LN, 235.14 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 409 P 273; TH S 00 DEG 52 MIN 10 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, 395.00 FT: TH S 89 DEG 07 MIN 50 SEC W. PARALLEL WITH THE S LN OF SD 50 FT COUNTY RD, 231.22 FT: TH N 01 DEG 26 MIN 17 SEC W, 395.02 FT TO THE POB CONTAINING 2.12 AC AS DESC IN OR 1279 P 1841 PRMCF PI#14364.1500/2 Parcel ID Number 1436415002 Property Address: 5720 18TH AVE E BRADENTON, FL 34208 Names in which assessed: PALM TREES PLUS 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Oct. 24, 31; Nov. 7, 14, 2025 25-01968M

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

Certificate Number: 2023-3276 Tax Deed #:2025TD000190 NOTICE IS HEREBY GIVEN that II DELAWARE MASTER LLC - SERIES 10 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: 2023-3276 Year of Issuance 2023 Description of Property LOT 12 BLK B POINTE WEST SUB PI#39386.1170/8 Parcel ID Number 3938611708 Property Address: 6707 POINTE WEST BLVD BRADENTON, FL 34209 Names in which assessed: MARIE SPICOLA, SPICOLA FAMILY TRUST DTD 10/29/99 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

25-01976M

SECOND INSERTION

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

Certificate Number: 2023-2323 Tax Deed #:2025TD000205 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP holder of the following certificate(s) has filed said certificate(s) for a deed to be issued thereon. certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2323 Year of Issuance 2023 Description of Property LOT 68 HAMPTON GREEN UNIT II PI#20541.3970/0 Parcel ID Number $2054139700 \ \ Property \ \ Address: \ \ 7932$ BRADENTON. HAMPTON CT FL 34201 Names in which assessed: MELVIN A WARSHAW IRREVOCABLE 2021 TRUST DTD 2/21/21 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Oct. 24, 31; Nov. 7, 14, 2025 25-01974M

the Courts.

SECOND INSERTION

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

Certificate Number: 2023-317 Tax Deed #:2025TD000189 NOTICE IS HEREBY GIVEN that II DELAWARE MASTER LLC - SERIES 84 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: 2023-317 Year of Issuance 2023 Description of Property PARCEL 62: A PORTION OF TRACTS 59~&~60 POMELLO PARK SEC 30, AS PER PLAT THEREOF REC IN PB 6 P 61. BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM THE SE COR OF SD SEC 30; RUN N 01 DEG 24 MIN 42 SEC W A DIST OF 1806.56 FT TO THE POB; TH N 77 DEG 52 MIN 00 SEC W A DIST OF 557.85 FT; TH N 00 DEG 28 MIN 40 SEC W ALG THE W LINE OF SD TRACT 59 & TRACT 60 A DIST OF 409.50 FT; TH N 76 DEG 55 MIN 19 SEC E A DISTOF 556.18 FT; TH S 00 DEG 37 MIN 08 SEC E ALG THE E LINE OF SD TRACT 60 & TRACT 59 A DIST OF 652.63 FT TO THE POB; [DELETE LESS ANY PORTION LYING WITHIN PLATTED ROAD] (INST#202141004511); PI#3317.1620/9 Parcel ID Number 331716209 Property Address: 7310 201ST ST E BRADENTON, FL 34202 Names in which assessed: CLIFFORD H POWELL III, LINDSAY POWELL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01973M SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4327

Tax Deed #:2025TD000209 NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2023-4327 Year of Issuance 2023 Description of Property THAT PARCEL MARKED BUFFER ZONE LY S OF LOT 1 & N OF ONECO RD REPLAT OF A PORTION OF FAIR LANE ACRES THIRD PI#55036.0010/9 Parcel ID Number 5503600109 Property Address: 6TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DANIEL R QUARTUCCI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

25-01983M

SECOND INSERTION

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

Certificate Number: 2023-2777 Tax Deed #:2025TD000207

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-2777 Year of Issuance 2023 Description of Property BEG 5 CHS S, 12 1/2 CHS W. 12.18 CHS N & 71/2 CHS E OF SE COR OF NE1/4 OF NE1/4, RUN S 120 FT FOR POB. THENCE RUN S 288 FT. E 76 FT, N 288 FT, W 76 FT TO POB -APPEARS TO BE LOT 18 BLK 3 MRS A D COX PLAT- LESS LOT DESC IN ORB 103 P 63 PI#26205.0000/5 Parcel ID Number 2620500005 Property Address: 1401 2ND AVE PALMETTO, FL 34221 Names in which assessed: ALEXANDER L PRESHA 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01980M

SECOND INSERTION

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

Certificate Number: 2023-5088

Tax Deed #:2025TD000212 NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2023-5088 Year of Issuance 2023 Description of Property ALL OF THAT PART OF BLK 47, WHITFIELD ESTATES (PR 6 P 37) LYING N OF THE N LN OF DESOTA DR, W OF THE E LN OF THE NE 1/4OF THE NW 1/4 OF SEC 26, TWN 35S, RNG 17E, S OF THE THREAD OF THE CHANNEL IN BOLEE'S CREEK & E OF THE LAND CONVEYED FROM JASKOL TO BAILEY BY DEED REC IN THE PRMCF IN DB 260, P 248. (DB260/553)...THE FULL LEGAL IS AVAILABLE WITH THE CASE DOCUMENTS IN THE CLERK'S CASE MANAGEMENT SYSTEM (https://manatee.realtdm. com/public/cases/list) AND ON THE PROPERTY APPRAISERS WEB SITE WWW.MANATEEPAO.COM, PI#67266.0005/9 Parcel ID Number 6726600059 Property Address: 251 MAGELLAN DR SARASOTA, FL 34243 Names in which assessed: ROBERT HALBMAN 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

25-01985M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1395

Tax Deed #:2025TD000183 NOTICE IS HEREBY GIVEN that HMF FL A, LLC the holder of the following $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ 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: 2023-1395 Year Issuance 2023 Description of Property LOT 106 MANATEE PALMS THREE PI#11083.0330/4 UNIT Parcel ID Number 1108303304 Property Address: 208 67TH ST E BRADENTON, FL 34208 Names in which assessed: EILEEN F RUBIANO, ROBYN R FORD 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01964M

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-919

Tax Deed #:2025TD000202 NOTICE IS HEREBY GIVEN that CERTMAX LLC 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: 2023-919 Year of Issuance 2023 Description of Property LOT 458, DEL WEBB AT BAYVIEW PH II SUBPH A & B PI#6062.3400/9 Parcel ID Number 606234009 Property Address: 10422 SPRING TIDE WAY PARRISH, FL 34219 Names in which assessed: JOE L OLIVER, LINDA OLIVER All of said property being in the County of Manatee, State of Florida Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com

Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

11/24/2025 at 10:00 am, by Angelina

25-01967M

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-1845 Tax Deed #:2025TD000188

NOTICE IS HEREBY GIVEN that HMF FL H LLC 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: 2023-1845 Year of Issuance 2023 Description of Property LOT 64 PERIDIA UNIT ONE PI#16980.0320/7 Parcel ID Number 1698003207 Property Address: 4465 PRO AM AVE E BRADENTON, FL 34203 Names in which assessed: MARGERY ROBERTSON 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

SECOND INSERTION

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

Certificate Number: 2023-2352 Tax Deed #:2025TD000218 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2352 Year of Issuance 2023 Description of Property LOT 5 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20936.0000/1 Parcel ID Number 2093600001 Property Address: 1119 72ND ST PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01986M

SECOND INSERTION

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

Certificate Number: 2023-1478 Tax Deed #:2025TD000184 NOTICE IS HEREBY GIVEN that HMF FL B LLC 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: 2023-1478 Year of Issuance 2023 Description of Property E1/2 OF LOT 99, ALL LOT 100 MANATEE GARDENS THIRD SEC PI#12311.1000/6 Parcel ID Number 1231110006 Property Address: 1911 2ND AVE E BRADENTON, FL 34208 Names in which assessed: VERAVANA, 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

25-01965M

SECOND INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2020-57

Tax Deed #:2025TD000203
NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN the holder of the following $\, \operatorname{certificate}(s) \,$ 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: 2020-57 Year of Issuance 2020 Description of Property E 200 FT OF W 3/4 OF SE1/4 OF SW1/4 SEC 4 PI#568.0025/3 Parcel ID Number 56800253 Property Address: 41750 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: SYLVIA A ODOM All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01969M

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

Certificate Number: 2023-2653 Tax Deed #:2025TD000206 NOTICE IS HEREBY GIVEN that HMF FL G LLC TESCO CUSTODIAN 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: $2023\hbox{-}2653 \hskip 3pt \hbox{Year of} \hskip 3pt \hbox{Issuance} \hskip 3pt 2023$ Description of Property LOT 1 LEWIS PARK SUB PI#25375.0010/6 Parcel ID Number 2537500106 Property Address: 2118 2ND AVE PALMETTO, FL 34221 Names in which assessed: JACQUELINE M RAINEY 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

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

Certificate Number: 2023-3943 Tax Deed #:2025TD000194 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 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: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

SECOND INSERTION

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

Certificate Number: 2023-1514 Tax Deed #:2025TD000185 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 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: 2023-1514 Year of Issuance 2023 Description of Property LOT 4 GREGORYS SUB PI#13184.0000/7 Parcel ID Number 1318400007 Property Address: 2212 2ND AVE E BRADENTON, FL 34208 Names in which assessed: JEANETTE B IRVING 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

25-01966M

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

Certificate Number: 2022-4923 Tax Deed #:2025TD000204 NOTICE IS HEREBY GIVEN that HMF FL J, LLC TESCO CUSTODIAN 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: 2022-4923 Year of Issuance 2022 Description of Property UNIT 1 VIVIENDA AT BRADENTON II CONDO PI#61091.6180/9 Parcel ID Number 6109161809 Property Address: 3204 60TH AVE W BRADENTON, FL 34207 Names in which assessed: ROBERT ROSE 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

25-01970M

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

Certificate Number: 2023-4743 Tax Deed #:2025TD000211 NOTICE IS HEREBY GIVEN that HMF FL E, LLC TESCO CUSTODIAN 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: 2023-4743 Year of Issuance 2023 Description of Property UNIT 4034 MIRROR LAKE CONDO SEC 2 PI#61455.0145/5 Parcel ID Number 6145501455 Property Address: 3535 59TH AVE W $\,$ BRADENTON, FL 34210 Names in which assessed: JOHN STEVENSON 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2846 Tax Deed #:2025TD000208

NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN 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: 2023-2846 Year of Issuance 2023 Description of Property LOTS 1 & 2, BLK L, PLAT OF EAST PALMETTO, PI#27962.0100/9 Parcel ID Number 2796201009 Property Address: 203 8TH ST W PALMETTO, FL 34221 Names in which assessed: MICHAEL E AMERES, SARAH W AMERES 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025

--- TAX DEEDS ---

MANATEE COUNTY

FOURTH INSERTION

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

Certificate Number: 2023-1368 Tax Deed #:2025TD000182

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 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: 2023-1368 Year of Issuance 2023 Description of Property UNIT 2326 BLDG 23 OF PH I OF VERANDA IV AT RIVER STRAND PI#11018.5560/9 Parcel ID Number 1101855609 Property Address: 6715 GRAND ESTUARY TRL BRADENTON, FL 34212 Names in which assessed: GEORGE JAMES MCMURTRY JR, LAURA MARIE MOSIER 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01884M

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-3928

Tax Deed #:2025TD000165

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 09 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: 2023-3928 Year of

Issuance 2023 Description of Property

UNIT 704-L IRONWOOD TENTH

CONDO PI#50964.1000/5 Parcel ID Number 5096410005 Property Address: 3680 IRONWOOD CIR

APT 704L BRADENTON, FL 34209

Names in which assessed: JANET E

WILLIAMS, JANET E WILLIAMS

REV TRUST AGREEMENT DTD 10/1/2003 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

11/10/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-4598 Tax Deed #:2025TD000170

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: 2023-4598 Year of

Issuance 2023 Description of Property

APT 4 SEC NO 8 BLDG J BAYSHORE GARDENS CONDOMINIUM APTS PI#59303.0000/8 Parcel

ID Number 5930300008 Property Address: 1552 PLEASANT RD

UNIT J4 BRADENTON, FL 34207

Names in which assessed: LUCI W HARTMANN, MARY ANN ROCA

CRABTREE 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

11/10/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

at manatee.realforeclose.com

 $Oct.\,10,\,17,\,24,\,31,\,2025$

at manatee.realforeclose.com

Oct. 10, 17, 24, 31, 2025

the Courts.

FOURTH INSERTION FOURTH INSERTION NOTICE OF APPLICATION

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

Certificate Number: 2023-4694 Tax Deed #:2025TD000172 NOTICE IS HEREBY GIVEN that MERIDIAN SB MUNI CUST 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: 2023-4694 Year of Issuance 2023 Description of Property UNIT 50 VIVIENDA AT BRADENTON II $CONDO \quad PI\#61091.6425/8 \quad Parcel$ ID Number 6109164258 Property Address: 3208 VIVIENDA BLVD BRADENTON, FL 34207 Names in which assessed: SUPHAWADEE PUNTAWONG, SURAPONG PUNTAWONG All of said property SURAPONG 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 11/10/2025 at 10:00 am. by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01873M

FOURTH INSERTION FOURTH INSERTION NOTICE OF APPLICATION

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

Certificate Number: 2023-5130 Tax Deed #:2025TD000174 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: 2023-5130 Year of Issuance 2023 Description of Property BOAT SLIP 13 ORB 116 P 286 PI#69547.0000/8 Parcel ID Number 6954700008 Property Address: 8303 MARINA DR LINIT SLIP 13 HOLMES BEACH, FL 34217 Names in which assessed: GUILLARO WORLDWIDE ENTERPRISES 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

FOURTH INSERTION

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

Certificate Number: 2022-1895 Tax Deed #:2025TD000178 NOTICE IS HEREBY GIVEN that HMF FL F LLC 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: 2022-1895 Year of Issuance 2022 Description of Property UNIT 8-202 MAGNOLIA CROSSING A CONDOMINIUM PI#17315.9335/9 Parcel ID Number 1731593359 Property Address: 7641 SWEETBAY CIR BRADENTON, FL 34203 Names in which assessed: JOAN B ROCHE, MICHAEL B ROCHE 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01879M

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4415

Tax Deed #:2025TD000167 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: 2023-4415 Year of Issuance 2023 Description of Property UNIT 541 GOLF LAKES RESIDENTS COOPERATIVE PI#55895.0546/9 Parcel ID Number 5589505469 Property Address: 4914 1 A ST E GULF LAKES ESTATES BRADENTON, FL 34203 Names in which assessed: FRANCIS B NEWTON, LINDA L NEWTON 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01867M

FOURTH INSERTION

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

Certificate Number: 2023-5521 Tax Deed #:2025TD000200

NOTICE IS HEREBY GIVEN that HMF FL A, LLC TESCO CUSTODIAN 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: 2023-5521 Year of Issuance 2023 Description of Property PH 2 BLDG B WINDWARD BAY, A CONDO ALSO 1/151ST INT IN LEASE AREA PI#80079.1170/7 Parcel ID Number 8007911707 Property Address: 4900 GULF OF MEXICO DR UNIT PH2 LONGBOAT KEY, FL 34228 Names in which assessed: BARBARA JEAN HOEY, KATHLEEN HOEY 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01887M

FOURTH INSERTION

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

Certificate Number: 2023-716 Tax Deed #:2025TD000175 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 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: 2023-716 Year of Issuance 2023 Description of Property LOT 350, LAKEWOOD RANCH SOLERA PH IA & IB PI #5811.1885/9 Parcel ID Number 581118859 Property Address: 17758 CANTARINA CV BRADENTON, FL 34211 Names in which assessed: GAMAL KHALIL ABDELMALAK 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 11/10/2025 at 10:00 am. by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01875M

FOURTH INSERTION

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

Certificate Number: 2023-1358 Tax Deed #:2025TD000181 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 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: 2023-1358 Year of Issuance 2023 Description of Property UNIT 1213 BLDG 12 VERANDA II AT RIVER STRAND PH I LESS 1/16TH INT IN OIL & MINERAL RIGHTS PER DB 239 PG 368 PI#11018.0415/9 Parcel ID Number 1101804159 Property Address: HAMMOCK DR 7225 RIVER BRADENTON, FL 34212 Names in which assessed: CATHERINE M PERRY, LAWRENCE J PERRY 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. Oct. 10, 17, 24, 31, 2025 25-01872M

25-01881M

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3418

Tax Deed #:2025TD000163

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 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: 2023-3418 Year of Issuance 2023 Description of Property LOT 5 A PRESTON BOYD ADD PI#43487.0000/8 Parcel ID Number 4348700008 Property Address: 1016 10TH AVE W APT A BRADENTON, FL 34205 Names in which assessed: TENTH AVENUE WEST LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) be sold to the highest bidder online at manatee.realforeclose.com 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01865M

25-01877M

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

FOURTH INSERTION

Certificate Number: 2023-4294 Tax Deed #:2025TD000166 NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2023-4294 Year of Issuance 2023 Description of Property LOTS 110,111 PIC-TOWN PI#54536.0000/8 Parcel ID Number 5453600008 Property Address: 1006 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: RICHARD ALLEN GIBBS 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01866M

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-735

Tax Deed #:2025TD000176 NOTICE IS HEREBY GIVEN that II DELAWARE MASTER LLC - SERIES 09 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: 2023-735 Year of Issuance 2023 Description of Property UNIT 613, BLDG 6, TERRACE III AT LAKEWOOD NATIONAL PH 2 PI #5815.6280/9 Parcel ID Number 581562809 Property Address: 17108 VARDON TER UNIT 103 BRADENTON, FL 34211 Names in which assessed: BARBARA KING, FREDERICK ROY-KING, KRISTI KING-NELSON, KRISTI MICHELLE KING-NELSON, TRENT NELSON 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. Oct. 10, 17, 24, 31, 2025

25-01878M

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

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

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5054 Year of Issuance 2023 Description of Property LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 AND 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#66502.1210/0 Parcel ID Number 6650212100 Property Address: 904 CYPRESS WOOD LN SARASOTA, FL 34243 Names in which assessed: 1 LOFTS AT MAYFAIR CONDOMINIUM, OAKS HOLDINGS 34639 LLC, ORLANDO ASSESTS ONE TRUST All of said property being in the County of Manatee, State 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 10, 17, 24, 31, 2025

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2022-3044 Tax Deed #:2025TD000179

NOTICE IS HEREBY GIVEN that HMF FL C, LLC 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: 2022-3044 Year of Issuance 2022 Description of Property UNIT 204, RIVER YACHT & RACQUET CLUB CONDO SEC ONE, TOGETHER WITH PARKING SPACE #18 PI#32491.1060/6 Parcel ID Number 3249110606 Property Address: 204 3RD ST W BRADENTON, FL 34205 Names in which assessed: CHERYL BRAUER, FRANK J BRAUER 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01880M

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-4839

Tax Deed #:2025TD000173

NOTICE IS HEREBY GIVEN that

SKILAC SB MUNI CUST the holder

of the following $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ 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:

2023-4839 Year of Issuance 2023

Description of Property LOT 12 BLK H BAYSHORE GARDENS SEC NO 3

PI#61839.0000/7 Parcel ID Number

6183900007 Property Address: 6611 WELLESLEY DR BRADENTON,

FL 34207 Names in which assessed:

DOLORES M VASQUEZ, FREDY VENTURA 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

11/10/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-5022

25-01874M

at manatee.realforeclose.com

Oct. 10, 17, 24, 31, 2025

the Courts.

FOURTH INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4824 Tax Deed #:2025TD000197 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ 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: 2023-4824 Year of Issuance 2023 Description of Property UNIT 102 PHASE II THE RACQUET CLUB VILLAS CLUB AMENDED PI#61482.0110/3 Parcel ID Number 6148201103 Property Address: 6102 COURTSIDE DR BRADENTON, FL 34210 Names in which assessed: VICTOR A BARBOZA 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01883M

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-818

Tax Deed #:2025TD000201 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 85 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-818 Year of Issuance 2023 Description of Property LOT 14 UNIT 1 COUNTRY CLUB EAST AT LAKEWOOD RANCH SP OO UNIT 1 A/K/A VALDERRAMA $\begin{array}{cccc} \text{AND} & \text{UNIT} & 2 & \text{A/K/A} & \text{LEOPARD} \\ \text{CREEK.} & \text{PI} \# 5865.2070/9 & \text{Parcel} \\ \text{ID} & \text{Number} & 586520709 & \text{Property} \end{array}$ Address: 15407 HELMSDALE PL BRADENTON, FL 34202 Names in which assessed: SHAUN M STAEHLIN 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 10, 17, 24, 31, 2025

25-01888M

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

Certificate Number: 2023-863 Tax Deed #:2025TD000177

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 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: 2023-863 Year of Issuance 2023 Description of Property LOT 14 BLK C LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE L UNITS 1 & 2 A/K/A SANDHILLS; SUBPHASE M UNITS 1 & 2 A/K/A TWIN HILLS; SUBPHASE N, UNITS 1 & 2 A/K/A PORTMARNOCK SUBPHASE O. UNITS 1 & 2 A/K/A ASHLAND, PI#5884.8125/9 Parcel ID Number 588481259 Property Address: 7004 PORTMARNOCK PL BRADENTON, FL 34202 Names in which assessed: DARLENE F PHIPPS, ROBERT J PHIPPS 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 10, 17, 24, 31, 2025 25-01876M

Tax Deed #:2025TD000199 NOTICE IS HEREBY GIVEN that HMF FL A, LLC TESCO CUSTODIAN 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: 2023-5022 Year of Issuance 2023 Description of Property UNIT 42 C SHADYBROOK VILLAGE A CONDO PI#66177.2130/0 Parcel ID Number 6617721300 Property Address: 6875 WHITMAN CT SARASOTA, FL 34243 Names in which assessed: MICHAEL O TYLER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01886M

FOURTH INSERTION

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

Certificate Number: 2023-414 Tax Deed #:2025TD000196

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 85 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-414 Year of Issuance 2023 Description of Property COM AT A PT ON THE W LN OF SEC 29, TWN 33 S, RNG 19 E, 420 FT S OF THE PT WHERE THE S LN OF THE PUBLIC HWY RUNNING FROM PARRISH, FLA TO THE BIG SAW GRASS INTERSECTS SD W LN OF SEC 29, RUN TH N 73 $\,$ DEG 33 MIN E, 710 FT; TH S, 105 FT FOR A POB; TH CONT S, 20.85 FT; TH N 73 DEG 33 MIN E, 123.91 FT; TH S, 84.15 FT; TH N 73 DEG 33 MIN E, 86.09 FT; TH N 105 FT; TH S 73 DEG 33 MIN W, 210 FT TO POB PI#4452.0010/9 Parcel ID Number 445200109 Property Address: 7782 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025

25-01882M

--- PUBLIC SALES / ESTATE / ACTION / SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 11/13/2025 at 10:00 AM.

Jason Grant - Household goods Nellie Bickley- Furniture

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 October 24, 31, 2025

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.

412025CA000841CAAXMA FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST. **SERIES 2019-4**,

Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET COUTANT F/K/A MARGARET JOHNSON, DECEASED, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2025, and entered 412025CA000841CAAXMA the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET COUTANT F/K/A MARGARET JOHNSON, DECEASED; KAREN E. HOULE: JULIE WALKER: SUSAN DRESEL are the Defendant(s). Angelina Colonneso as the Clerk of the

best bidder for cash at www.manatee. realforeclose.com. at 11:00 AM. on November 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3 CIMARRON ACRES, AS PER PLAT THEREOF RE-CORDED IN PLAT BOOK 10. PAGE 23, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 6329 11TH ST CT E, BRADENTON, FL 34203 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any 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 21 day of October, 2025. ROBERTSON, ANSCHUTZ. SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com24-201798 - NaC October 24, 31, 2025 25-02025M

OR WHOSE EXACT LEGAL STATUS

IS UNKNOWN, CLAIMING UNDER

ANY OF THE ABOVE NAMED OR DE-

YOU ARE NOTIFIED that an action

for Foreclosure of Mortgage on the fol-

LOT 107, CORDOVA LAKES, PHASE I, ACCORDING TO

THE PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 19,

PAGES 150, 151 AND 152, OF

THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORI-

A/K/A: 3602 63RD STREET

has been filed against you and you are

required to serve a copy of your written

defenses, if any, to it, on Brian L. Ro-

saler, Esquire, POPKIN & ROSALER,

P.A., 1701 West Hillsboro Boulevard,

Suite 400, Deerfield Beach, FL 33442...

Attorney for Plaintiff, within thirty (30)

days after the first publication of this

Notice in the (Please publish in Busi-

ness Observer) and file the original with

the Clerk of this Court either before

service on Plaintiff's attorney or imme-

diately thereafter; otherwise a default

will be entered against you for the relief

In and for Manatee County:

If you cannot afford an attorney, contact

Gulfcoast Legal Services at (941) 746-

6151 or www.gulfcoastlegal.org, or Le-

gal Aid of Manasota at (941) 747-1628

or www.legalaidofmanasota.org. If you

do not qualify for free legal assistance or

do not know an attorney, you may email

an attorney referral service (listed in the

phone book) or contact the Florida Bar

Lawyer Referral Service at (800) 342-

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

impaired, call 711.

demanded in the complaint.

BRADENTON, FL

SCRIBED DEFENDANTS

(Last Known Address) 3602 63RD STREET WEST

BRADENTON, FL 34209

lowing described property:

DA.

WEST,

34209.

SECOND INSERTION

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

Circuit Court will sell to the highest and

412025CA000826CAAXMA SELECT PORTFOLIO SERVICING, Plaintiff, vs.

ESTATE OF SARA J. FERRI, DECEASED: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA J. FERRI, DECEASED; DEBORAH FERRI HOLDING; DAVID FERRI: WILLIAM MICHAEL FERRI; BRENDA FERRI HAYWORTH; STATE OF FLORIDA DEPARTMENT OF REVENUE;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al. Defendant(s).

TO: DAVID FERRI (Current Residence Unknown) (Last Known Address(es)) 3602 63RD STREET WEST BRADENTON, FL 34209 202 BAY DRIVE NORTH, APT. 2 BRADENTON BEACH, FL 34217 (Current Residence Unknown) (Last Known Address(es)) 3602 63RD STREET WEST BRADENTON, FL 34209 1106 TEN POINT LN SEVIERVILLE, TN 37876-8606 624 11TH AVE BRADENTON, FL 34208-2554

202 BAY DRIVE NORTH, APT. 2 BRADENTON BEACH, FL 34217 607 37TH STREET COURT WEST PALMETTO, FL 34221 WESTCARE

1735 DR MARTIN LUTHER KING JR

ST PETERSBURG, FL 33705 ESTATE OF SARA J. FERRI, DE-CEASED

(Last Known Address) 3602 63RD STREET WEST BRADENTON, FL 34209 DEVISEES, UNKNOWN HEIRS GRANTEES, ASSIGNEES, CREDI-TORS, LIENORS, TRUSTEES OF SARA J. FERRI, DECEASED (Last Known Address)

3602 63RD STREET WEST BRADENTON, FL 34209 ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFEN-DANT IS DECEASED, THE PER-SONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DE-VISEES. GRANTEES. CREDITORS.

WITNESS my hand and the seal of this Court on 17TH day of OCT, 2025. ANGELINA COLONNESO AND ALL OTHER PARTIES CLAIM-As Clerk of the Court and/ ING, BY, THROUGH, UNDER OR or Comptroller AGAINST THAT DEFENDANT, AND Kris Gaffney ALL CLAIMANTS, PERSONS OR PAR-25-51786 TIES, NATURAL OR CORPORATE,

October 24, 31, 2025 25-02002M AMENDED NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA

 $\mathbf{CASE\,NO.\,2025\,CC\,002802}$ TARA PLANTATION GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida notfor-profit corporation, Plaintiff, vs. DEBRA ANN BEATON; IF LIVING, and IF DECEASED. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, TRUSTEES, OR OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST DEBRA ANN BEATON, DECEASED; UNKNOWN TENANT OR OCCUPANT #1. AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; AND UNKNOWN TENANT OR OCCUPANT #2, AS

UNKNOWN TENANT

Defendants.

TO: DEBRA ANN BEATON, IF LIV-ING, and IF DECEASED, THE UN-KNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES. LIENORS. TRUST-EES, OR OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST DEBRA ANN BEATON, DECEASED

The property herein described is as follows: Unit No. 2-C, TARA PLANTA-

TION GARDENS, a Condominium, according to the Declaration of Condominium, thereof recorded in O.R. Book 1432, Page 3375 through 3467, inclusive, of the Public Records of Manatee County, Florida.

With a street address of 5523 Fair Oaks Street, Unit No. 2-C, Bradenton, FL 34203.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, TARA PLANTA-TION GARDENS CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Bobby L.

SECOND INSERTION

Revnolds, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400,

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

WITNESS my hand and seal of said court at Bradenton, Manatee County, Florida on this 20TH day of October,

Angelina "Angel" Colonneso Clerk of the Court By: As Deputy Clerk Attorney for Plaintiff: Bobby L. Reynolds, Esquire

Florida Bar No. 44821 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Email: breynolds@lobeckrowe.com Secondary Email: enicholson@lobeckrowe.com

Attorneys for Plaintiff October 24, 31, 2025

25-02014M

SECOND INSERTION

SECOND INSERTION

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

OR OCCUPANT IN POSSESSION,

File No. 2025CP2144 IN RE: ESTATE OF ARLENE S. KUHN

The ancillary administration of the Estate of ARLENE S. KUHN, deceased, was commenced on October 15, 2025 and is now pending in the Circuit Court for Manatee County, in the State of Florida, Probate Division, P O Box 25400, Bradenton, FL 34206.

The name and residence address of the ancillary personal representative

Elise Covino - 318 Golden Harbour Trail, Bradenton, FL 34212 All creditors of the decedent and other persons, who have claims or demands

against decedent's estate, and who have

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY.

FLORIDA

PROBATE DIVISION

File No. 2025 CP 2373

Division Probate

IN RE: ESTATE OF

HERBERT J. MOHLENHOFF, JR.

Deceased.

The administration of the estate of Her-

bert J. Mohlenhoff, Jr., deceased, whose

date of death was June 7, 2025, is pend-

ing 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 attor-

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The personal representative has no

All other creditors of the decedent

OF THIS NOTICE ON THEM.

ney are set forth below.

been served a copy of this notice, must file their claims with this court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

The Date of first publication of this Notice is: October 24, 2025. Personal Representative

Elise Covino 318 Golden Harbour Trail

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Peter D. Mohlenhoff

20 Locust Hill Rd

Canaan, CT 06024

Attorney for Personal Representative:

DYE HARRISON KNOWLES KIRK-

LAND PRATT & DEPAOLA, PLLC

Thomas W. Harrison, Attorney

Florida Bar Number: 334375

1206 Manatee Avenue West

Telephone: (941) 746-1167

E-Mail: twh@dyeharrison.com

Bradenton, FL 34205

Fax: (941) 747-0583

October 24, 31, 2025

DATE OF DEATH IS BARRED.

notice is October 24, 2025.

ALL CLAIMS NOT FILED WITHIN

must be filed with the clerk.

BARRED.

Bradenton, FL 34212Attorney for Personal Representative David J. Bouziane, Jr. 2812 Manatee Avenue West Bradenton, FL 34205 Florida Bar No. 58865 941-404-4940 October 24, 31, 2025

25-02021M

SECOND INSERTION

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

File No. 2025CP2321 IN RE: ESTATE OF CORDIE J. SCHEIDEMANTEL The ancillary administration of the Estate of CORDIE J. SCHEIDEMAN-

TEL, deceased, was commenced on October 16, 2025 and is now pending in the Circuit Court for Manatee County in the State of Florida, Probate Division, P O Box 25400, Bradenton, FL

The name and residence address of the ancillary personal representative

Robert E. Scheidemantel - 2637 Glenchester Rd, Wexford, PA 15090 All creditors of the decedent and other persons, who have claims or demands

against decedent's estate, and who have been served a copy of this notice, must file their claims with this court WITH-IN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED The Date of first publication of this Notice is: October 24, 2025.

Personal Representative Robert E. Scheidemantel $2637\,\mathrm{Glenchester}\,\mathrm{Rd}$

Wexford, PA 15090 Attorney for Personal Representative James Wm. Knowles 2812 Manatee Avenue West Bradenton, FL 34205 Florida Bar No. 0296260 941-746-4454 October 24, 31, 2025 25-02020M

SECOND INSERTION

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

PROBATE DIVISION File No. 2025-CP-2300-AX **Division Probate** IN RE: ESTATE OF BRIAN K. PHILLIPS. Deceased.

The administration of the estate of Brian K. Phillips, deceased, whose date of death was July 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: Alan P. Phillips 4131 66th Street Circle West

Bradenton, FL 34209 Attorney for Personal Representative: Sarah J. Harnden E-Mail Addresses: SHarnden@shutts.com cmbcourt@shutts.com Florida Bar No. 92299 Shutts & Bowen LLP 1858 Ringling Blvd., Ste 300 Sarasota, FL 34236

Telephone: (941) 552-3500 October 24, 31, 2025 25-02028M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 25 CP 002319 IN RE: ESTATE OF VERA JOYCE BAILIE Deceased.

The administration of the estate of Vera Joyce Bailie, deceased, whose date of death was September 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 attor-

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 SEC-TION 733.702 WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is October 24, 2025.

Personal Representative: John A. Moran 6111 Exchange Way

Lakewood Ranch, Florida 34202 Attorney for Personal Representative: John A. Moran Attorney for Personal Representative Florida Bar Number: 0718335 Dunlap & Moran, P.A. P.O. Box 3948, Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 $\hbox{E-Mail: jmoran@dunlapmoran.com}$ Secondary E-Mail: dmprobate@dunlapmoran.com

October 24, 31, 2025

SECOND INSERTION

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

File No. 4102024CP002894CPAXMA IN RE: ESTATE OF FRANK C. PETTINATO, Deceased.

The administration of the estate of FRANK C. PETTINATO, deceased, whose date of death was September 5. 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

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

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

The personal representative or cu-

rator 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, Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211. Fla. Stat.

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED

DATE OF DEATH IS BARRED.

notice is: October 24, 2025. KRISTEN S. PETTINATO 21615 69th Avenue E. Bradenton, FL 34211

Personal Representative Florida Bar No. 50139 Bush Ross, P.A. 1801 North Highland Avenue Tampa, FL 33602

Email: jchapman@bushross.com Secondary Email: darthur@bushross.com October 24, 31, 2025

25-02019M

ALL CLAIMS NOT FILED WITHIN

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

The date of first publication of this

Jennifer N. Chapman Attorney for Personal Representative Telephone: (813) 224-9255

25-02018M