MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale $\,$ on November 24, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www. storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM

Sale to be held at www.storagetreasures.com.

0002 - Davis, Simone Jhene; 0009 - Baker, Chenae; 0078 - Pereira, Destiny; 0087 - Rivera, Leonardo; 0206 - Baker, Antonio; 0213 - Stone, Candice; 0309 - Larsh, Dustin; 1053 - Beemer, Natalie; 2023 - Nicolaus, Keneasha; 2024 - BEEMER, Natalie G; 3044 - Smith, Samuel; 3061 - Postmaa, Esther Brigitte; 3065 - peacock, deona; 3072 - Curry, Matthew; 4001 - Montague, Eula; 5001 - Sheegog, Sylvester PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

0026 - Lemieux, Scott; 0036 - Mihm, William A; 0147 - Williams, Melody Frazier; 1032 - Clark, Lucretia; 1095 - Colter, Kamaurion; 2017 - Rausch, Carrie; 2029 - muniz, Michael Lopez; 2063 - McArthur, Shirley; 2128 - williams, Carless; 2155 -Miller, Nadia; 2190 - Roberts, Shardae; 3063 - Galloway, William; 3181 - Stanton Jr, Lindon; 4036 - Bell, Dannielle; 4046 - Ibarra, Margarita; 4117 - callaway, cortney; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4167 - Warrick, Brenda; 4168 -

Howell, Shayeta N; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

Time: 10:00 AM

Sale to be held at www.storagetreasures.com. 0117 - Jones, Greg; 0121 - Jones, Diane; 0124 - Anderson, Gary; 0318 - Diaz, Linda; 0359 - CASTAING, MICHAEL HENRI; 0417 - Javier, Eileen; 0716 - Potts, Julitha; 1022 - Benga, Karina; 1056 - hughes, Porche; 1067 - hughes, Porche; 2005 - habrat, Gloria; 2008 - Randall, Kamiya; 2079 - Charpentier, Amy; 2108 - LaRue, Diane

PUBLIC STORAGE \sharp 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867

Time: 10:15 AM

Sale to be held at www.storagetreasures.com.

01015 - Green, Ninkia; 01020 - hobley, Dearon; 01021 - Lanphear, Jessica; 01022 -Dominique, Yrvens; 01028 - Dominique, Yrvens; 01041 - McGivery, Horesia; 01092 - Grimes, Myai; 02005 - Carter, Crystal; 02008 - Martinez, Nykolle; 02076 - Jones, Ariel: 02077 - Pitts, Zelda: 02100 - Cotten, Yazmine: 02131 - Gardner, Kelly: 02132 - Dorris, Janashia; 02178 - Garcia, Tereza; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03110 - johnson, layla; 03144 - Anderson, Isaiah; 03147 - Warren, Donald; 03294 - Boggs, Selena; 05016 - Green, Ninkia; 07011 - Powell, Mark A; 07012 -Wilson, Edward; 07021 - Brown, Michael; 07036 - Ware, Monica; 13166 - Curtis-

PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752

Time: 10:30 AM

Sale to be held at www.storagetreasures.com. 0219 - POWELL, WILLIAM; 0228 - Damodaran, Anita; 0446 - Barrett, Jacqueline;

1032 - Wilson, Denster; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 2035 -Agosto, Idimaris Rivera; 3074 - Brown, Taphonda; 3076 - Ravnell, Keshia; 3133 - EASTON PARK HOA Akins, Kenneth; 3169 - III, Lucius Gibson; 3183 - Baker,

Reginal; 3228 - Magaw, Nicole PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941)

217-7078 Time: 10:45 AM

Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0201 - GORDAN, THEODORE; 0317 - Adams, Peter; 0439 - Mcclendon, Katie; 0442 - Duval, Daphne; 0449 - sanchez, Marco; 0459 - Santell, Yajaira; 0493 - Kelly, Justin; 0609 - Byrd, Jewneathia: 0612 - Gonzalez, Luciana: 0644 - Marlowe, Melissa A; 0654 - Manduley Pena, Alejandra; 0670 - Carroll, Lindsey; 0710 - Williams, katina; 0825 - Wilson, Logan; 0845 - Mejias, Bianca; 0846 - Myers. Brittany: 2008 - Jimenez, Julissa; 2087 - Souffrant, Regine

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531

Time: 11:00 AM

FIRST INSERTION

Sale to be held at www.storagetreasures.com.

E25CC - Schellenberger, Harmony; C46 - Manzano, Yilda Torres; G07CC - Sable, Michael; G10G11 - Gherardi, Joseph; G12 - Banks, Antwane; G27 - King, Austin; H06CC - Dennison, James; H16 - YOUNG, CONSUELO; K11 - Launh, Samuel; K16 - Smith, Amiyah; K22 - Lavergne, Kevin; K24 - Williams, Quanishia; L01CC

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277

Time: 11:15 AM

Sale to be held at www.storagetreasures.com.
1047 - clemmons, latanya; 1077 - Norwood, Robert; 1129 - Anderson, Jessica; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 1186 matthews, Shauntae; 2012 - Pirro, Vivianne; 2038 - Davis, Terence; 2056 - Rojas, Shimika Deal; 2068 - Ravnell, Keshia; 2096 - Staten, Sharmietra; 2117 - Rojas, Shimika Deal; 2123 - Tillman, Stephanie; 2132 - Harmon, Barbara; 2144 - Heflin, Naquieriah; 2169 - Martinez, Adam; 2181 - Spruell, Distinee: 2191 - Lewis, Carter: 2191 - Lewis, Octavia; 3070 - Rojas, Shimika Deal; 3079 - Dorsey, Robert; 3094 - B, Andrea; 3115 - Roy, Brandon; 3123 - Cross, Dave; 3130 - DUNSON, ANGELA; 3147 - Nichols, Timieka; 3149 - Brooks, Eula; 3157 - Miller, Emma; 3192 - Britt, Michael; 3218 - Andrews, Evangelette

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

1024 - Hoskins, Jacob; 1052 - Mathews, Cindy; 1127 - Santiesteban, Irina; 1334 - Zubkov, Jasmine; 1502 - prince, carenthia; 2211 - Hendricks, Jennifer; 2314 Anderson, David; 2345 - Power, Krystle; 2613 - Ebeyer, Britnee; 3341 - Hall, Reginald

PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM

Sale to be held at www.storagetreasures.com.

A037 - Johnson, Eric; A042 - Perez Luna, Linda; A060 - Bonilla, Walenda; A068 - Perez Luna, Linda; A072 - Ramjit, Adam; A076 - Travis, Lillie; B032 - Larkin, Robert; B066 - moyd, Shinelle; B081 - thompson, Ashley; B088 - Alvarado, Esteban; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C041 - Hernandez, Jaylen; C044 - Velazquez, Joshua; C058 - Thomas, Cherrita; C061 - Tasch, Jon; C063 - Phillips, Jalawnna; C104 - Denmark, Sue; C109 - Perez Luna, Linda; D010 - Maddox, Audrey; D019 - ESQUILIN, WILFREDO; D043 - Pate, Nitisha T; D046 Fedrick, Loranzo; D049 - Gainor, Michelle; D061 - McLain, Tyler; D077 - Radu, Alina Petre; D079 - Livy O's, LLC Germany, Omar; D114 - Alvira, Miriam; E045 Edwards, Chaz; I027 - Paratore, Lisa; I030 - Khili, Khalid; I062 - Reyes, Cesar; 1082 - Oden, Keyanna; 1090 - castillo, Tammy; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Callaway, Nathaniel; J010 Fahlsing, Tabitha; J032 - Spires, Kristin; J063 - Walker, Jaleesa; J104 - Dinkins,
 Christina; K009 - Ayesh, Ibtisam; K012 - Mclaughlin, Jamie; K022 - strowder,
 leroy; K025 - Moreno, Naomi; K057 - Muex, Gwen; K067 - Stewart, Rashonda; L007 - Campbell, Lashell; L020 - Flint, Faith; L028 - Mckinnie, Jaramin; L107 -Mulkey, Khalidah

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813)

Time: 12:00 PM

Sale to be held at www.storagetreasures.com.

0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0048 - Colon, Jessica; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0121 - Aybar, Doris; 0128 - Williams, Erika; 0158 - MBM Global Media Network Bennett, Ralph; 0313 - Teape, Semetra; 0350 - Ohara, Tamesha; 0352 - Mitchell, Shermika; 0387 - mcmahan, Kalyssa; 0391 - Danielson, Summer; 0399 - Echols, Alyssia; 0420 - casteel, Gwendolyn; 0445 - Murphy, Carlous; 0448 - Andrews, Shaniya; 0479 - gaskins, Van; 0506 -Hart, Patricia; 0522 - Parker, Karen; 0543 - McKinley, Tara; 0561 - savage, Telma; 0582 - Richardson, Eyvonne; 0641 - Carrington, Deshun; 0666 - Alleyne, Taylor; 0685 - James, Matthew; 0687 - Warren, Kathy; 0707 - Kitchen, Shajuana; 0715 -Rivas, Jolita; 0731 - Venditti, elena; 0756 - Saunders, Shauntrea; 0827 - Prifogle, Laura; 0857E - Green, Kevin; 0858D - Espinal, Ray; 0863C - Santiago, Clara; 0863K - Tennell, Kojuanji; 0863M - Follin, Devon; 0868 - Cooper, Elvis; 0881 -Creaser, Brandy; 0885 - Cargile, Jeffery; 0899 - Cividanes, Eduardo

PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897

Time: 12:15 PM

Sale to be held at www.storagetreasures.com.

FIRST INSERTION

NOTICE UNDER FICTITIOUS

NAME LAW PURSUANT TO SECTION 865.09, FLORIDA

STATUTES NOTICE IS HEREBY GIVEN that

DONNIE RIVERA will engage in

business under the fictitious name

MANATEE MOWERS, with a physical address 1125 MONTEZUMA DRIVE

BRADENTON, FL 34209, with a

mailing address 1125 MONTEZUMA

DRIVE BRADENTON, FL 34209, and

already registered the name mentioned

1002 - coira, Ashton; 1080 - Jackson, Saminthia; 1088 - Jernigan, Jermey; 1098 -Thompson, Brent; 1109 - Scotto, John; 1116 - stallard, mark; 1136 - Diaz, Daniel; 1167 - Harvey, Johnasha; 1196 - Powell, Christopher Dupree; 1247 - Keener, Elizabeth: 1249 - Forgie, Charissa: 1251 - Resetar, Andrea: 1292 - Bartley, Joshua S; 1321 - Kinney, Nekeyla; 1344 - Tulloch, Dynesta; 1434 - Hecht, Jeffery; 1438 serrano, Madeline; 1486 - Resetar, Andrea; 1492 - wells, Leejhai; 1512 - Oliver, Jennifer: 1514 - jones, Jerrod: 1515 - Kinard, Kendra: 2003 - Scott, Caroloriene: 216 - Lindsey, Morgan; 219 - Diaab, Tracey; 406 - Dadspainting giraldo, Wilson; 416 - Lott, David; 469 - Thompson, Gekea; 480 - Gallegos, Jose; 516 - Aguiar, Delila; 535 - urena, Winston; 542 - edmonds, Ntaaquaayaa; 550 - Mighty Dog Roofing of SE Tampa Venumuddala, Manoj Kumar; 560 - Purcell, Bryan; 565 - Check, Daniel; 569 - Forgie, Lawrence; 605 - Taylor, Philip; 607 - Taylor, Philip; 628 - Klingner, Cynthia; 648 - Fernandez, Omayra; 721 - Hatton, Amie H; 735 - Coirs, Ashton; 801 - Brooks, Kevin; 911 - Sullivan, Monique; 922 - Fox, Peggy; 932 - Montero, Ibalu Llano; 940 - Webb, Bejay; 951 - Forgie, Lawrence; 961 - Merke, Kimberly; 973 -Merloni, Christine: 976 - pena, Zevdy

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473

Time: 12:30 PM

Sale to be held at www.storagetreasures.com.

A008 - Maxwell, Omari; A024 - Blair, King; A028 - Williams, Siara; A060 - martin, Garv: A079 - McFarland. Kelsev; B050 - Cameron, Sandy; C033 - Blakely, Tatyana; C040 - crisp, Renee; C044 - White, Fabian; C066 - green, Angel; C079 - roviguez, Mariano; D016 - Dorante, Karem; D035 - Vazquez, Danielle; D037 - Lowe, Jamesha; D039 - Hernandez, Jose; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D053 - HOUSTON, BREANA L; D078 - Rafferdy , Michele; D082 - Dent, Mallorie; F027 - Duche, Lori; F029 - skoglund, Kim; F032 - Vallance, Jordan; F050 - Peterson, Eugene; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G031 - Quinoness, Felicitta; H005 - Frisch, George; H012 - malaret, Christian; H039 - Nigrelli, Kathryn; J039 Settltes, Abreal; J044 - Shaw, Randall; K004 - Greco, Michael; K005 - Jordan, Michele: K016 - Krasniewski, Jessica

PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-

Time: 12:45 PM

Sale to be held at www.storagetreasures.com.

A022 - Salter, Valencia; A030 - green, Shayavaun; A035 - Jones, Gloria; A038 - Lewis, Reggie; A043 - MAYO, CHANTEL; B002 - Outland, Siara; B004 - hagin, sonia; B026 - Stephens, Ernestina; C004 - Bostick, Atara; C017 - Harris, Jerome; C026 - Brown, Khandice; C038 - Mcduffie, Sharon; C046 - Holmes, Kimberly; C051 - Jackson, Cheyrron; C053 - adams, dominique; C056 - Townsend, Darryl; D001 - coffin, raven; D012 - Dawson, Nina; D016 - Murphy, Florence; E007 - Varner, Glenn; E017 - Hammonds, Sharonda; E018 - Carter, Marie; E020 - Butler, Janelle Janay; E027 - Hunter, Julia; E029 - Noa, Raymond; E031 - carter, Doris; E033 - Torres, Raymond; E068 - Smith, Deirdre; E077 - Bagwell, Kaila; E090 - Octtaviani, Jose; E097 - Judge, William; E109 - Miller, Charnelle; E116 - thomas, leila; E126 - singletary, teresa; E135 - Rivera, Emily; E136 - Kitchen, Lexus; E139 - Crawford, Rudolph; E143 - Green, Kenneth; E149 - Figueroa, Mariela Rondon; E151 - house, Teawanna; E157 - mcphail, Nathaniel; E164 - Smith, Jazmyn T; E174 - nelson, renaldo; E186 - Toussaint, Wesner; E187 - moore, Jenaie ferrell-; E189 - Calloway, Quasha; E190 - James, Anissa; E206 - mungin, Paul; F017 - Singletary, Marvin; F023 - Roman, Ruth; F047 - Williams, Eric; G032 - Pomales, Chasity; G051 - Gabriel, Rosena; G054 - Louis, Arnold; G059 - Kelly, James key; G062 - Gilliams, Tamara S; G071 - Williams, Xaviera; G074 - Mode, Olguine; H010 - Newell, Zoica; H014 - JONES, ANQUENETTE; H053 - Daniels, Chanel; H056 - Bennett, Virginia; H063 - sanders, Amanda; H064 - ELLISON Jr., Samuel; J002 - Nelson, Ken D; J011 - Samuel, Lisa; J012 - Henry, Zaria; J029 - Torres, Fernando Alberto; J033 - Marin, Ivan; J050 - Redmon, Terresa; J061 - Thomas, Laquanza; J063 - Courts, Hope Shantel; J066 - Evans, Antinette

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

0134 - Nelson, Jerry; 0255 - Haifley, Shannon; 0283 - Smith, Antonette; 0311 - Levatte, Tedra; 0315 - Mayer, Jerome; 1033 - Olmstead, Celeste; 1048 - Walker, Haikeem; 1123 - Zapata, Uriel; 1139 - Salas, Francisco; 2047 - Slitzker, Lisa; 2063 - Tyson, Joseph; 2064 - Carden, Timothy; 2072 - Laws, Azhane; 2107 - Jones, FREDRICK Gerard; 2120 - Perez, Elizabeth; 2128 - Espinosa, Uriel; 2143 - Beoto, Alexander; 2189 - Djakov, Nick; 3016 - Arreaga, Jennifer; 3033 - jett, Alexis; 3174

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

November 7, 14, 2025 25-02076M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Flourish by Karina located at 2294 Washington Palm ct in the City of Bradenton, Manatee County, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida,

Dated this 30th day of October, 2025. Karina Kolman

November 7, 2025 25-02079M

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

Circuit Experts located at 4705 Lena

Road #101 in the City of Bradenton,

Manatee County, FL 34211 intends to

register the said name with the Division

of Corporations of the Department of

Dated this 3rd day of November,

25-02093M

State, Tallahassee, Florida,

c/o Alexander Borsari, MGR

Circuit Experts LLC

November 7, 2025

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 FORGE CAPITAL located at 8459 GARDENS CIRCLE #13 in the City of SARASOTA, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2025. Scott V Valenti

25-02081M November 7, 2025

FIRST 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 No-

vember 21,2025 at 10:00am. The sale

may be withdrawn at any time without

Lisa Dowell - Unit C313 - HHG /

25-02078M FIRST INSERTION

above with the Florida Department of State, Division of Corporations. November 7, 2025

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 Ryntal Property Management located at 7190 21st Street in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of October, 2025. Greater Southwest Florida Properties Steven H. LoParco

November 7, 2025 25-02080M

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 Alatau located at 5465 56th Ct E, in the County of Manatee, in the City of Bradenton, Florida 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida,

Dated at Bradenton, Florida, this 30th day of October, 2025. ALATAU EESTI LLC

25-02077M November 7, 2025

FIRST INSERTION NOTICE UNDER FICTITIOUS

NAME LAW Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that ONE PLACE REHAB, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of ONE PLACE BRADENTON. located at 8039 Cooper Creek Blvd #102, in the Manatee County, in the City of University Park, Florida 34201 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated, this 4th day of November, 2025. November 7, 2025 25-02096M

FIRST INSERTION NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1981 Cree PT Park Model, and the contents therein, if any abandoned by previous owner Debra Herrington.

On November 25, 2025, at 9:00am at Fiesta Grove RV Resort located at 8615 Bayshore Rd., Lot 23, Palmetto,

Dated: October 31, 2025 SHUMAKER, LOOP & KENDRICK, LLP By: /s/ Erin C. Mason Erin C. Mason, Esq. Florida Bar No. 1058844 240 S. Pineapple Ave., Box 49948 Sarasota, Florida 34230 ljackson@shumaker.com afleisher@shumaker.com Telephone: (941) 366-6660 Facsimile: (941) 366-3999 Attorneys for Florida Palms Estates

November 7, 14, 2025 25-02086M



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

further notice.

Furn / Persnl Itms

November 7, 14, 2025

PRACTIC PHYSICAL THERAPY LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of ONE PLACE UNIVERSITY PARK, located at 8039 Cooper Creek Blvd #102, in the Manatee County, in the City of University Park, Florida 34201 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated, this 4th day of November, 2025.

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW

Pursuant to Section 865.09,

Florida Statutes

NOTICE IS HEREBY GIVEN that ONE PLACE PERFORMANCE AND OSTEO-

November 7, 2025

25-02097M

--- TAX DEEDS / PUBLICS / ESTATE---

Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-2350

Tax Deed #:2025TD000216

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: 2023-2350 Year of

Issuance 2023 Description of Property

LOT 3 BLK 9 RUBONIA, BEING A

RESUBDIVISION OF PLAT OF EAST

TERRA CEIA PI#20925.0005/3 Parcel

Address: 7103 10TH AVENUE DR

E PALMETTO, FL 34221 Names in

which assessed: IDA MAE JAMES,

VERMELL ZANDERS 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

12/08/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

Nov. 7, 14, 21, 28, 2025 25-02065M

manatee.realforeclose.com

the Courts

Number 2092500053 Property

MANATEE COUNTY

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number: 2025-CP-2561 IN RE: ESTATE OF CHRISTOPHER A. SPANG,

deceased The administration of the estate of CHRISTOPHER A. SPANG, deceased, whose date of death was October 12, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the co-personal representatives and the copersonal representative's attorney are

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

set forth below.

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 SO FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is November 7, 2025.

Personal Representative: ELIZABETH BITTLER

4905 Peridia Blvd., E. Bradenton, FL 34203 Attorney for Personal Representative: J. Kevin Drake of J. Kevin Drake, P.A. Florida Bar No: 705055 1432 First Street Sarasota, FL 34236 (941) 954-7750 kdrake@drakelawyers.com dussher@drakelawyers.com 25-02100M November 7, 14, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2353 IN RE: ESTATE OF JANET K. KOLKE

Deceased.

The administration of the estate of JA-NET K. KOLKE, deceased, whose date of death was April 12, 2025, is pend-ing in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 November 7, 2025.

Personal Representative: R. Matthew Elliott, Esquire 1023 Manatee Ave W, Suite 502

Bradenton, Florida 34205 Attorney for Personal Representative: R. Matthew Elliott, Esquire Florida Bar Number: 17820 1023 Manatee Avenue West, Suite 502 Bradenton, FL 34205

Telephone: (941) 242-2898 E-Mail: matt@rmelliottesq.com November 7, 14, 2025 25-02099M

at 5755 Harrison Ranch Blvd., Parrish, Florida 34219.

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE AMENDED AND

RESTATED RULES OF PROCEDURE OF HARRISON RANCH

COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of Harrison Ranch

Community Development District ("District") on December 8, 2025, at 6:30 p.m.

In accordance with Chapters 120 and 190, $Florida\ Statutes$, the District hereby gives

tions and to ensure compliance with recent changes to Florida law. Prior notice of

The Amended and Restated Rules of Procedure may address topics such as the

Board of Supervisors, officers and voting, district offices, public information and in-

spection 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,

Specific 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, 255.0992, 255.0525, 255.20, 286.0105, 286.011, 286.0113,

A copy of the proposed Amended and Restated Rules of Procedure and any mate-

rial proposed to be incorporated by reference may be obtained by contacting Matt. O'Nolan monolan@rizzetta.com, Rizzetta & Company, Inc., 5755 Harrison Ranch

Any person who wishes to provide the District with a proposal for a lower cost regu-

latory alternative as provided by Section 120.541(1), Florida Statutes, must do so in

writing within twenty-one (21) days after publication of this notice to the District

This public hearing may be continued to a date, time, and place to be specified on

the record at the hearing without additional notice. If anyone chooses to appeal any

decision of the Board with respect to any matter considered at a public hearing,

such person will need a record of the proceedings and should accordingly ensure

that a verbatim record of the proceedings is made which includes the testimony and

evidence upon which such appeal is to be based. At the hearing, staff or Supervisors

Pursuant to the provisions of the Americans with Disabilities Act, any person re-

quiring special accommodations at this meeting because of a disability or physical

impairment should contact the District Manager's Office at least three (3) business

days prior to the meeting. If you are hearing or speech impaired, please contact the

Florida Relay Service at 1-800-955-8771 or 1800-955-8770 for aid in contacting the

as well as any other area of the general operation of the District.

286,0114, 287,017, 287,055, and 287,084, Florida Statutes (2025),

Boulevard, Parrish, Florida 34219 (813) 533-2950.

rule development was published in the Business Observer on October 31. 2025.

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3948

Tax Deed #:2025TD000195 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. 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: 2023-3948 Year of Issuance 2023 Description of Property LOT 3 BLK T WINDSOR PARK 3RD UNIT PI#51066.0000/9 Parcel ID Number 5106600009 Property Address: 3903 35TH STW BRADENTON, FL 34205 Names in which assessed: CASSIE MAE CAMERON, CHARLOTTE H LESLIE, CRICKET E LOSH, DARLENE A RAMSEY, JUSTIN LOSH, KATIE F MYERS, RODGER W LOSH, JR, TARA V LOSH, ZENA LANGDON 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Nov. 7, 14, 21, 28, 2025 25-02067M

the public notice of its intent to adopt its proposed Amended and Restated Rules of Procedure, Rule No. 26-01. The purpose and effect of the proposed Amended and Restated Rules of Procedure is to provide for efficient and effective District opera-

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-417

Tax Deed #:2025TD000222 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: 2023-417 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 DESC AS FOL; BEG AT A PT IN THE W BDRY LINE OF NW1/4 OF NW1/4 WHERE SD BDRY LINE IS INTERSEC BY THE S BDRY LINE OF THE PUB RD, THENCE S 420 FT, N 73 DEG 45 MIN E 920 FT TO THE SW COR OF A TRACT OF LAND HERETOFORE CONV TO ELOISE JOHNSON, THENCE S 210 FT, N 73 DEG 45 SEC E 125 FT FOR POB. CONT N 73 DEG 45 MIN E 85 FT, THENCE N 45 FT, WLY PARALLEL TO THE S LINE OF THE TRACT HEREIN CONV 85 FT, THENCE S 45 FT TO THE P O B P-79 PI#4478.0000/4 Parcel ID Number 447800004 Property Address: 7807 120TH 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Tax Deed #:2025TD000210 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: 2023-4676 Year of Issuance 2023 Description of Property UNIT 903 BLDG 9 GARDEN WALK CONDOMINIUM PI#61001.0280/9 Parcel ID Number 6100102809 Property Address: 5310 26TH ST W UNIT 903 BRADENTON, FL 34207 Names in which assessed: BARBARA C GRIMES, KATHERINE D PENKWITZ, RICHARD WEST 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

FIRST INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-4676

Nov. 7, 14, 21, 28, 2025 25-02068M

FIRST INSERTION

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

Certificate Number: 2023-2239 Tax Deed #:2025TD000214 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: 2023-2239 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 30; RUN E 1854.93 FT; TH N 0 DEG 02 MIN W 1065.6 FT TO POB; TH N 0 DEG 02 MIN W 266.4 FT; TH E 163.5 FT; TH S 0 DEG 02 MIN E 266.4 FT; TH W 163.5 FT TO THE POB (1422/362) PI#19917.0005/3 Parcel ID Number 1991700053 Property Address: 7515 19TH ST E SARASOTA, FL 34243 Names in which assessed: FORTUNATO RAMIREZ MEJIA 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. Nov. 7, 14, 21, 28, 2025 25-02062M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-1630

Tax Deed #:2025TD000213 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: 2023-1630 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN STATE OF FLORIDA, LYING IN SEC 36, TWN 34S, RNG 18E, BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT NW COR OF SD SEC 36; TH S 88 DEG 14 MIN 56 SEC E ALG N LN OF SD SEC 337.42 FT TO A PT ON E LN OF TRACT 802 (GRAND HARBOUR PKWY) AS SHOWN ON RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPH A, UNIT 1, PG 39, PG 160-179 - FULL LEGAL DESCRIPTION FOUND PROPERTY APPRAISER WEBSITE, WWW.MANATEEPAO.
COM, AND AT WWW. MANATEEREALFORECLOSE COM Property Address: 7805 SR 64 E BRADENTON, FL 34212 Names in which assessed: HERITAGE HARBOUR SOUTH CDD, HERITAGE HARBOUR SOUTH COMMUNITY 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02064M

FIRST INSERTION

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

Certificate Number: 2023-2342 Tax Deed #:2025TD000215

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: 2023-2342 Year

of Issuance 2023 Description of Property A TRIANGULAR TRACT BOUNDED N & W BY BAY SHORE ROAD, ON E BY 1/4 SEC LINE, ON S BY A DITCH LYING &

BEING IN E1/2 OF SW1/4 OF NE1/4 P-12 PI#20736.0000/5 Parcel ID Number 2073600005 Property Address: 7604 BAYSHORE RD 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 12/08/2025 at 10:00 am, by

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

Certificate Number: 2023-2351 Tax Deed #:2025TD000217 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: 2023-2351 Year of Issuance 2023 Description of Property LOT 4 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20935.0000/3 Parcel ID Number 2093500003 Property Address: 1115 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025 25-02066M

FIRST INSERTION

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

Certificate Number: 2023-3483 Tax Deed #:2025TD000226 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: 2023-3483 Year of Issuance 2023 Description of Property UNIT 2514 17 SLW BRADENTON TROPICAL PALMS A RESIDENTIAL PI#44564.2315/3 ID Number 4456423153 Property Address: 2514 17TH STREET LN BRADENTON, FL 34205 Names in which assessed: DEBORAH L CATERINO, WANDA J BAKER 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Nov. 7, 14, 21, 28, 2025 25-02072M

FIRST INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-404 Tax Deed #:2025TD000221

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: 2023-404 Year of Issuance 2023 Description of Property THE EAST 70 FT OF THE FOLLOWING DESC PROPERTY: A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, TWN 33S, RNG 19E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91, PI#4366.0005/9 Parcel ID Number 436600059 Property Address: 11945 81ST ST 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02060M

FIRST INSERTION

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

25-02063M

Certificate Number: 2021-3723 Tax Deed #:2025TD000224

NOTICE IS HEREBY GIVEN that BEAMIF A 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: 2021-3723 Year Issuance 2021 Description of Property S1/2 LOT 46, N1/2 OF LOT 47 UNREC PL OF J Q LOGUE PROP PI#48721.0000/5 Parcel ID Number 4872100005 Property Address: 2823 17TH ST W BRADENTON, FL 34205 Names in which assessed: SCOTT SPINHARNEY 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025 25-02070M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2020-4781

Tax Deed #:2025TD000223 NOTICE IS HEREBY GIVEN that BEAMIF A 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: 2020-4781 Year of Issuance 2020 Description of Property LOT 18 LESS S 5 FT GREGORY ESTATES SECOND ADD PI#50712.0000/9 Parcel ID Number 5071200009 Property Address: 3501 BRADENTON, FL 19TH ST W 34205 Names in which assessed: AIDA MARIA REYES 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 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025 25-02069M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2585

Tax Deed #:2025TD000225 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: 2023-2585 Year of Issuance 2023 Description of Property BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 $\acute{\mathrm{OF}}$ THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E, SAME BEING A PORTION OF LANDS DESC IN OR BK 2352, PG 3230 PRMCF, DESC MORE FULLY AS FOLLOWS: COM AT THE SE COR OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH N 00 DEG 13 MIN 48 SEC E, ALG THE E LN OF SD W 1/2, A DIST OF 256.72 FT TO THE POB; TH S 89 DEG 57 MIN 52 SEC W, A DIST OF 308.90 FT TO THE E LN OF E 10TH AVE, A 25FT WIDE PRIVATE R/W REC IN DB 381, PG 319 & OR BK 1638 PG 4695, PRMCF; TH N ALG SD E LN, A DIST OF 140.75 FT; TH N 89 DEG 54 MIN 50 SEC E, A DIST OF 309.47 FT TO THE E LN OF SDW 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH S 00 DEG 13 MIN 48 SEC W, ALG SD E LN A DIST OF 141.02 FT TO THE POB. TOG WITH A 25 FT EASMNT PER OR 1638/4695. (OR 2714/6646) PI#24823.0060/9 Parcel ID Number 2482300609 Property Address: 2760 10TH AVE E PALMETTO, FL 34221 Names in which assessed: J VENTURA CASTILLO TRUJILLO 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 12/08/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of Nov. 7, 14, 21, 28, 2025 25-02071M

District Manager Harrison Ranch Community Development District November 7, 2025

District Manager's Office.

may participate in the public hearing by speaker telephone.

Nov. 7, 14, 21, 28, 2025 25-02061M 25-02074M

the Courts

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No.2025CP002526AX Division; Probate IN RE: ESTATE OF RICHARD PENA

Deceased. The administration of the estate of Richard Pena, deceased, whose date of death was November 19, 2023, is pending in the Circuit Court for Manatee, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

 ${\bf ALL\,CLAIMS\,NOT\,FILED\,WITHIN}$ THE TIME PERIODS SET FORTH 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.

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

specified under section 732.2211. The date of first publication of this notice is November 7, 2025.

Personal Representative: Christine Pena

10910 Blue Magnolia Lane Parish, Florida 34219 Attorney for Personal Representative: Ross M. Greenberg, Esquire Attorney for Petitioner Florida Bar Number: 0094137 2883 Executive Park Drive Ste 104 Weston, Florida 33331 Telephone: (954) 659-8300 $\hbox{E-Mail: } ross@greenberglawgrp.com$ November 7, 14, 2025 25-02083M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002098 IN RE: ESTATE OF JEAN MISCHEL BERRY, JEAN AILEEN BERRY **Deceased.**The administration of the estate of

JEAN MISCHEL BERRY, also known as JEAN AILEEN BERRY, deceased, whose date of death was July 17, 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 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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: November 7, 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 November 7, 14, 2025 25-02085M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002478 **Division Probate** IN RE: ESTATE OF DAVID SCOTT KARMEN a/k/a DAVID S. KARMEN a/k/a

DAVID KARMEN Deceased. The administration of the estate of DA-VID SCOTT KARMEN a/k/a DAVID S. KARMEN a/k/a DAVID KARMEN, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the

personal representative and the per-

sonal representative's attorney are set

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

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES 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 November 7, 2025.

Personal Representative: MICHAEL BARRY KARMEN c/o Jenna Kyle Meltzer 802 11th Street West

Bradenton, Florida 34205 Attorney for Personal Representative: JENNA KYLE MELTZER, Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com November 7, 14, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002554-AX Division PROBATE IN RE: ESTATE OF MATTHEW F. PREWITT

Deceased.

The administration of the estate of Matthew F. Prewitt, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 11/7/2025.

Personal Representative: Chad F. Prewitt 2210 Shady Park Dr. Arlington, Texas 76013 Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for the Personal Representative Florida Bar Number: 0021453 TERESA K BOWMAN PA 3277 Fruitville Rd., Suite D-2 SARASOTA, FL 34237

Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com

November 7, 14, 2025 25-02082M

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA PROBATE DIVISION CASE NO.: 2025CP002030AX IN RE: ESTATE OF ELIN ANN HJERTSTEDT,

Deceased.

The administration of the estate of Elin Ann Hjertstedt, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025 CP 002100

IN RE: ESTATE OF

SALVATORE ALFARONE

Deceased.

The administration of the Estate of

SALVATORE ALFARONE, deceased,

whose date of death was July 8, 2025, is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division, the address of which is 1115 Manatee

Avenue West, Bradenton, FL 34205.

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

The personal representative has no duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

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

Florida Statutes, applies, or may apply,

OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative: Diahanna Gilmore Hjertstedt c/o Elizabeth L. Quesada, Esquire Kelley Kronenberg, P.A.

220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Attorney for Personal Representative: Elizabeth L. Quesada, Esquire Florida Bar Number: 1018399 Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Telephone: (305) 503-0850 Fax: (786) 228-2951 E-Mail: equesada@kklaw.com Secondary E-Mail: probateservice@kklaw.com

unless a written demand is made by a

creditor as specified under s. 732.2211, Florida Statutes. The written demand

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

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

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN 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

The date of first publication of this

CHIARA ALFARONE

Personal Representative 216 East Bass Lane

Suffield, CT 06078

EMILY M. FLINCHPAUGH. ESQ.

Florida Bar Number: 1058216

Robles Law, P.A.

7729 Holiday Drive

Sarasota, FL 34231

Fax: (941) 827-2988

Secondary E-Mail:

Telephone: (941) 315-2114

probate@robleslawpa.com

November 7, 14, 2025

E-Mail: emily@robleslawpa.com

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

notice is: November 7, 2025. Signed on this day of 11/04/2025.

must be filed with the clerk.

NOTICE.

November 7, 14, 2025 25-02084M FIRST INSERTION

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-1547-CP-AXMA **Division Probate** IN RE: ESTATE OF ROBERT SNOWDEN FICKS A/K/A R. SNOWDEN FICKS

Deceased.

The administration of the estate of Robert Snowden Ficks, also known as R. Snowden Ficks, deceased, whose date of death was September 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below

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

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

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

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

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

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

The date of first publication of this notice is November 7, 2025.

Personal Representative: Mary Briggs-Ficks 11260 Ranch Creek Ter #212

Bradenton, Florida 34211 Attorney for Personal Representative: Joshua A. Grant, Attorney Florida Bar Number: 1002763 Grant Cottrell, PLLC 5147 Castello Drive Naples, FL 34103 Telephone: (239) 649-4848 Fax: (239) 643-9810 E-Mail: jeff@grantcottrell.com Secondary E-Mail: jennifer@grantcottrell.com November 7, 14, 2025

25-02073M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002455 Division PROBATE IN RE: ESTATE OF JAMES RICHARD WHITMAN Deceased.

The administration of the estate of JAMES RICHARD WHITMAN, deceased, whose date of death was September 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 November 7, 2025.

Personal Representative: DEBORAH ANN DICARLO A/K/A DEBORAH ANN DI CARLO

686 Norton Street Longboat Key, FL 34228 Attorney for Personal Representative: A. BRENT McPEEK, ESQUIRE Attorney for Personal Representative Florida Bar Number: 0003905 3986 S. Tamiami Trail Venice, FL 34293 Telephone: (941) 492-3400 Fax: (941) 492-3422 $\hbox{E-Mail: brent@mcpeeklawfirm.com}$ Secondary E-Mail: shawn@mcpeeklawfirm.com November 7, 14, 2025 25-02089M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No.: 25-CP-002556 Division: Probate

IN RE: ESTATE OF Raul Antonio Landa, Deceased. The administration of the estate of Raul

Antonio Landa, deceased, whose date of death was 08/04/2025, 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 file number of the estate is 25-CP-002556. 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 THE DATE THAT IS 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SER-VICE 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 November 7, 2025. Personal Representative:

MARLON LANDA 3425 59th Avenue West,

Bradenton, Florida 34210 Attorney for Personal Representative: Valerie Lang Hall, Esq. Attorney for Personal Representative Florida Bar No.: 1042263 LANG HALL LAW, CHARTERED 3639 Cortez Rd. W. #106 Bradenton, Florida 34210 Telephone: +18889735043 E-Mail: hello@langhall.legal November 7, 14, 2025 25-02094M

What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity. 🕏

25-02104M

The West Orange Times carries public notices in Orange County, Florida.



BUSINESS OBSERVER





Email your Legal Notice

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



--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP2457 Division PROBATE IN RE: ESTATE OF MICHAEL HARRIS,

Deceased.

The administration of the estate of Michael Harris, deceased, whose date of death was August 24th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate

Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME

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

PERIODS SET FORTH ABOVE, ANY

The date of first publication of this notice is November 7, 2025. ROBERT W. DARNELL ATTORNEY AT LAW Attorneys for Personal Representative 2639 FRUITVILLE ROAD

SARASOTA, FL 34237 Telephone: (941) 365-4950 Florida Bar No. 0611999 November 7, 14, 2025 25-02107M

SUITE 201

FIRST INSERTION

FIRST INSERTION

MANATEE COUNTY

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY,

FLORIDA UNC #: 412025CP000686CPAXMA Ref. #: 2025CP000686AX IN RE: The Estate of Valentin D. Vasilieff Deceased.

The administration of the estate of Valentin D. Vasilieff. deceased, whose date of death was November 8, 2024, and whose social security number is xxx-xx-5438 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

NOTWITHSTANDING THE TIME 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 November 7, 2025.

Personal Representative: ROBERT VASILIEFF

Attorney for Personal Representative: Paul Christopher Grivas, Esq. Florida Bar No. 41108 Grivas Law Group, PA 924 7th Avenue East Bradenton, FL 34208 Email: grivaslaw@gmail.com Telephone: (941) 251-6030 November 7, 14, 2025 25-02108M

RE-NOTICE OF FORECLOSURE

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

CASE NO. 2023CA000858AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

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

NOTICE IS HEREBY GIVEN pursuant to an Order Rescheduling Foreclosure Sale filed October 23, 2025 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. MANATEE.REALFORECLOSE. COM, at 11:00 A.M., on December 3, 2025, the following described property as set forth in said Final Judgment, to wit:

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

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

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

Dated this 4th day of November

2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 23-00021 CMS 25-02101M November 7, 14, 2025

FIRST INSERTION

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

CASE NO. 2025-CA-001796 MANATEE COUNTY, a political subdivision of the State of Florida, Plaintiff, vs. HUNTER ADAMS,

Defendant.

TO: HUNTER ADAMS Whose last known residence is: 1222 72nd St. Ct. E. Palmetto, FL 34221 And: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH,

UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANT-EES, BENEFICIARIES OR OTHER CLAIMANTS

Whose last known residence(s) is/are: Unknown

YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Angelina Stratton, Esq., Manatee County Attorney's Office, 1112 Manatee Avenue West, Bradenton, Florida 34205 or email to angelina.stratton@mymanatee.org and pamala.roberts@mymanatee.org within thirty (30) days of the first publication of this Notice in the Business Observer or by 12/17/2025, the nature of this proceeding being a suit for temporary and permanent injunctive relief and order to resolve code violations, for the following described property, to wit:

LOT 26 BLK 33 RUBONIA, BE-ING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA

PARCEL ID#: 21094.0000/8 A/K/A: 1222 72ND STREET CT. E., Palmetto, FL 34221

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Angelina Stratton, Esq., Manatee County Attorney's Office, 1112 Manatee Avenue West, Bradenton, Florida 34205 or email to angelina.stratton@ mymanatee.org and pamala.roberts@ mymanatee.org within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against the you for the relief de-

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

DATED: November 5th, 2025. Angelina Colonneso Clerk of the Circuit Court By: Deputy Clerk Nov. 7, 14, 21, 28, 2025 25-02109M

FIRST INSERTION SECOND RE-NOTICE OF

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

DIVISION

CASE NO.: 2024-CA-000919

COASTAL COMMUNITY BANK, Plaintiff, vs. LARRY BUSBEE A/K/A LARRY TODD BUSBEE, et.al, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Sale entered on September 2, 2025, and the Summary Final Judgment of Mortgage Foreclosure entered on March 26, 2025, in Case No. 2024-CA-000919 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein COASTAL COMMUNITY BANK, is Plaintiff, and LARRY BUSBEE A/K/A LARRY TODD BUSBEE and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants, the Office of Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online www.manatee.realforeclose.com. beginning at 11:00 A.M. on the 10th day of December 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 6, FOREST CREEK PHASE III, ACCORDING TO THE MAP OR PLAT

THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 192 THROUGH 200, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as 4803 HARVEST GROVE PL, PARRISH, FL

34219 together with all existing or subsequently erected or affixed

buildings, improvements and fixtures.

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

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

hearing or voice impaired, call 711. Dated this 1stday of October 2025 By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP, 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, Telephone: 561-507-5252, E-mail: pleadings@sokrem.com Counsel for Plaintiff November 7, 14, 2025 25-02091M



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.

--- ACTIONS / SALES ---

MANATEE COUNTY

FIRST INSERTION

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

CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLA BOGDANOVA,

to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following

ACCORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 2292, AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

Property Address: 7150 N. Tamiami Trail, Unit S-521, Sara-

sota, Florida 34243 At the public sale to the highest and best bidder, for cash, via Internet: www.manatcc.realforeclosc.com. 11:00 A.M. on December 4, 2025.

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 within 60 days after the sale.

(7) days; if you are hearing or voice impaired, call 711.

Court on the 3RD day of November,

Deputy Clerk

November 7, 14, 2025 25-02090M

TWELFTH JUDICIAL CIRCUIT FLORIDA

Plaintiff, vs. MANATEE RV INC. AND TOBY

Defendants.

Judgment of Mortgage Foreclosure entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk of Court,

west 1/4 of the Northwest 1/4 of the Northeast ¼ of Section 14, Township 34 South, Range 17 East,

bidder for cash, via the internet at www. a.m. on the 2nd day of December, 2025.

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

WITNESS my hand and seal of this

ANGELINA COLONNESO Clerk of the County Court By: (SEAL) K. Gaffney

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN

THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM BEFORE THE

CLERK REPORTS THE SURPLUS AS

If you are a person with a disability

who needs any accommodations in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Manatee County

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

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

least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the time before the scheduled appearance

is less than seven (7) days; if you are

25-02087M

hearing or voice impaired, call 711. Dated: October 29, 2025

By: Michael T. Hankin, Esquire

Respectfully submitted,

Florida Bar No. 0696961

Attorney For Plaintiff

861 SW 2ND ST

DA.

the Complaint.

HOMESTEAD, FL 33034

You are notified that an action to

foreclose a mortgage on the following

LOT 14, BLOCK "D", SINGLE-

TARY SUBDIVISION, AS PER

PLAT THEREOF RECORDED

IN PLAT BOOK 2, PAGE 70, OF

THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORI-

commonly known as 218 11TH AVE WEST, BRADENTON, FL 34205 has

been filed against you and you are re-

quired to serve a copy of your written

defenses, if any, to it on Jennifer M.

Scott of Kass Shuler, P.A., plaintiff's at-

torney, whose address is P.O. Box 800,

Tampa, Florida 33601, (813) 229-0900,

(or 30 days from the first date of pub-

lication, whichever is later) 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

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 disability

who needs any accommodations in or-

der to participate in this proceeding, you are entitled, at no cost to you,

to the provision of certain assistance.

Please contact the Manatee County

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

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

least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than seven (7) days: if you are

CLERK OF THE COURT

hearing or voice impaired, call 711.

Dated: 11/4, 2025.

property in Manatee County, Florida:

November 7, 14, 2025

Hankin & Hankin 100 Wallace Avenue, Suite 100

Sarasota, FL 34237

UNCLAIMED

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

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

CASE NUMBER: 2025 CA 1790

GTO FINANCIAL, LLC, a Florida

HERNZ PROPERTIES, LLC, a

individual, QQA FIDU, INC., a

Florida corporation, As Trustee

UNKNOWN BENEFICIARIES of

the Trust Agreement dated July 27.

2023, known as Trust No. 765923,

NOTICE is hereby given pursuant to

the Uniform Final Judgment of Mort-

gage Foreclosure entered in the above

and UNKNOWN PERSONS IN

under a Trust Agreement,

Florida limited liability company, DAMIEN HERNANDEZ, an

limited liability company,

Plaintiff, vs.

POSSESSION.

Defendants.

CIVIL DIVISION LIVING TRUST u/a/d August 4,

530 12 ST, LLC, a Florida limited liability company, and SHAWN T. KALETA, an individual,

the Final Judgment entered in the above noted case that Angelina Colonneso, Clerk of the Circuit Court will sell the following property in and for Manatee County, Florida, described

LOT 12, BLOCK 5 OF PELOT'S ADDITION TO BRADENTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, AS AMENDED BY REVISED PLAT OF THE EAST 1/2 OF BLOCK 5 OF PELOT'S ADDITION TO BRADENTON, ACCORDING TO PLAT THEREOF RECORD-ED IN PLAT BOOK 2, PAGE 65. PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

("Property" or "Real Property)" Parcel ID No. 330160000/7

check. IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN-ER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM

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

Dated this 4 day of Nov, 2025. Andrew W. Rosin, Esq. Fla. Bar No. 0589305 1966 Hillview Street Sarasota, FL 34239 (941) 359-2604 (Telephone) arosin@rosinlawfirm.com Attorney for Plaintiff

FIRST INSERTION

noted case that Angelina Colonneso, Clerk of the Circuit Court, will sell the following property in Manatee County, Florida, described as:

The East 27.84 feet of the North 100 feet of Lot 3 and the West 23.96 feet of the North 100 feet of Lot 4, Block 2, Lloyds Addition to Palmetto, as per plat thereof recorded in Plat Book 1, Page 220, of the Public Records of Manatee County, Florida.

Property Address: 309 12TH Street West, Bradenton, FL 34205 ("property" or "Real Property)"

Parcel ID No.: 26321.0010/9 The South 1/2 of the NE 1/4 of the NW 1/4 of the NW 1/4, being in Section 32 Township 34 South, Range 18 East, Manatee County, Florida.

Property Address: 2801 11th Ave. E., Bradenton, FL 34205 ("property" or "Real Property)"

Parcel ID No.: 13940.0000/2 At public sale, to the highest and best bidder for cash, via the internet: www. manatee.realforeclose.com at 11:00 a.m. on the 4th day of March, 2026. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's check. IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN-ER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any 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 im-

Andrew W. Rosin, Esq. Fla. Bar No. 0589305 Law Office of Andrew W. Rosin, P.A. 1966 Hillview Street Sarasota, FL 34239 (941) 359-2604 (Telephone) arosin@rosinlawfirm.comAttorney for Plaintiff 25-02102M November 7, 14, 2025

FIRST INSERTION

CASE NUMBER: 2025 CA 001678 C. LAWTON SMITH, Trustee of the C. LAWTON SMITH REVOCABLE 2022,

Defendants.

NOTICE is hereby given pursuant to

Property Addresss: 530 12th Street West, Bradenton, FL 34205

At public sale, to the highest and best bidder for cash, via the internet: www. manatee.realforeclose.com at 11:00 a.m. on the 18 day of Nov., 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. of the date of sale by cash or cashier's

THE SURPLUS.

(7) days; if you are hearing or voice impaired, call 711.

Law Office of Andrew W. Rosin, P.A. November 7, 14, 2025 25-02103M

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 2025CA000811AX

Division D NATIONSTAR MORTGAGE LLC Plaintiff, vs.
WILLIAM S ALEXANDER, ERIN E

ALEXANDER, et al. Defendants. TO:

ERIN E ALEXANDER BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS 3405 WILDERNESS BLVD W

PARRISH, FL 34219 WILLIAM S ALEXANDER BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS

3405 WILDERNESS BLVD W PARRISH, FL 34219 UNKNOWN TENANTS/OWNERS 1 BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS

3405 WILDERNESS BLVD W PARRISH, FL 34219

You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 27, BLOCK A OF TRACT 17, RIVER WILDERNESS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 22, PAGES 80 TO 94, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. commonly known as 3405 W WIL-

DERNESS BLVD W, PARRISH, FL 34219 has been filed against you and

you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, 30 days from the first date of publication, 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.

Dated: 11/4, 2025. CLERK OF THE COURT Honorable Angelina M. Colonneso 1115 Manatee Avenue West Bradenton, Florida 34205-7803 By: K. Gaffney Deputy Clerk November 7, 14, 2025 25-02106M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.:

2024CA001496CAAXMA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST, A DELAWARE STATUTORY TRUST,

SUSAN G. LYONS: SHORELINE TERRACES V ASSOCIATION, INC.; UNKNOWN TENANT I; UNKNOWN TENANT II; AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER UNKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING BY, THROUGH AND UNDER ANY OF THE ABOVE-NAMED

Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Summary Judgment dated October 3, 2025, and entered in Case No. 2024CA001496AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE OF THE ASPEN INCOME TRUST,

A DELAWARE STATUTORY TRUST is Plaintiff, and SUSAN G. LYONS, SHORELINE TERRACES V ASSOCIATION, INC AND ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND OTHER LINKNOWN PERSONS OR UNKNOWN SPOUSES CLAIMING THROUGH AND UNDER ANY OF THE ABOVE-NAMED DEFENDANTS are Defendants. Angelina Colonneso, as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com 11:00 a.m. on December 4, 2025, after having first given notice as required

by Section 45.041 Florida Statutes, the following described property as set forth in said Final Judgment, to

CONDOMINIUM UNIT NO. 949, OF SHORELINE TER-RACES V, AT PERICO BAY CONDOMINIUM, CLUB PHASE II, A CONDOMINI-UM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFI-CIAL RECORDS BOOK 1253. AT PAGES 311 THROUGH INCLUSIVE, AND AS AMENDED AND AS PER PLAT THEREOF, RECORDED IN CONDOMÍNIUM PLAT BOOK 23, PAGES 105 THROUGH 111, INCLUSIVE, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

ADDRESS: 949 Sand cle, Bradenton, FL 34209 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's

mortgage.

/s/ Sean K. Mills

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 November 3, 2025.

ean K. Mills, Esq. MBK Chapman PC 3208 E. Colonial Drive, Suite 323 Orlando, FL 32803 Phone: (561) 320-6156 Fax: (561) 320-6256 Florida Bar No.: 59342 Email: smills@mbkchapman.com November 7, 14, 2025 25-02092M

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

NOTICE OF FORECLOSURE SALE

CASE NO.: 2021CA003758 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES Plaintiff, VS. JANE C. STELLA; UNITED

STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A **CARYN DAWES; 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 October 29, 2025 in Civil Case No. 2021CA003758, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY N A AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and JANE C. STELLA; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A CARYN DAWES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE

FIRST INSERTION 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 January 7, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 99, HARBOR WOODS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 6, 7, 8 AND 9, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, 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 30th day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-392B November 7, 14, 2025 25-02088M

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

32124 TALL OAK CT.

FLORIDA

CASE NO. 2025 CC 000720 SARASOTA CAY CLUB

Defendant. Notice is hereby given that, pursuant property situated in Manatee County. Florida described as:

UNIT S-521 OF SARASOTA CAY CLUB CONDOMINIUM,

FIRST INSERTION money order payable to the Clerk of the

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

CIVIL DIVISION
CASE NO. 2025 CA 001826 DONNA B. LUCAS

NOTICE of Sale is hereby given to the Uniform Final pursuant to the Uniform

The South 132 feet of the North-Manatee County, Florida,

at public sale, to the highest and best manatee.realforeclose.com, at 11:00 The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or

FIRST INSERTION

TEMECULA, CA 92592 NOTICE OF ACTION IN THE CIRCUIT COURT OF THE STEPHANIE RUSSELL, AS KNOWN TWELFTH JUDICIAL CIRCUIT HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH OF FLORIDA, IN AND FOR MANATEE COUNTY BROWN

CIVIL DIVISION Case No. 41-2024-CA-001028 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.

DIERDRE A ANDERSON, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, DIERDRE A ANDERSON A/K/A DIERDRE ANDERSON, AS KNOWN HEIR RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, BRENDA HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, TOMASENA JONES, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, STEPHANIE RUSSELL, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN. KESHA MARTIN, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, et al.

Defendants. TO: UNKNOWN SPOUSE OF STEPH-ANIE RUSSELL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS

861 SW 2ND ST. HOMESTEAD, FL 33034 MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 32124 TALL OAK CT.

TEMECULA, CA 92592 UNKNOWN SPOUSE OF MICHAEL HICKS CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS

Honorable Angelina M. Colonneso 1115 Manatee Avenue West

Bradenton, Florida 34205-7803 By: Deputy Clerk November 7, 14, 2025 25-02105M

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

We publish all Public sale, **Estate & Court-related notices**

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com



SUBSEQUENT INSERTIONS

--- TAX DEEDS / PUBLIC SALES ---

THIRD 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

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

> THIRD 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.

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

11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

manatee.realforeclose.com

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

certificate number(s), year(s)

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

at manatee.realforeclose.com

25-01979M

THIRD 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 $\operatorname{certificate}(s)$ 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: 2023-2369 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 25-01987M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-3579 Tax Deed #:2025TD000191

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: 2023-3579 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 LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

25-01977M

SECOND 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 Christonher Philip Bates. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604.

Oct. 31; Nov. 7, 2025

SECOND 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

FOURTH INSERTION

25-01978M

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 STAMPEDE EXPRESS. INC., JESSICA NICOLE KATZENBERGER and CODEY J. JONES.

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

JESSICA 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 ac-

tion 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-

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 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

FOURTH 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-

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

HOW TO PUBLISH YOUR

LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

--- ESTATE ---

MANATEE COUNTY

SECOND 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 JOHN L. TRIGG 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 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

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 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

SECOND 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

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 Mana-

tee County, Florida, Probate Division, the address of which is PO Box 25400,

Bradenton, FL 34206. The names and

addresses of the curator and the cura-

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 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

A Personal Representative or cura-

OF THIS NOTICE ON THEM.

tor's attorney are set forth below.

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

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,

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

The date of first publication of this

Robert D. Hines

Curator

1312 W. Fletcher Avenue, Suite B

DATE OF DEATH IS BARRED.

notice is: October 31, 2025.

Tampa, FL 33612 Robert D. Hines, Esq.

Attorney for Curator

Tampa, FL 33612

Secondary Email: jrivera@hnh-law.com

Oct. 31; Nov. 7, 2025

Florida Bar No. 0413550

Hines Norman Hines, P.L.

Telephone: 813-265-0100

Email: rhines@hnh-law.com

1312 W. Fletcher Avenue, Suite B

SECOND INSERTION

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a

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

Linda Ann Iulo

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 Oct. 31; Nov. 7, 2025

creditor as specified under s. 732.2211,

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

Attorney for Personal Representative 25-02045M

SECOND INSERTION

SECOND INSERTION

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

FLORIDAPROBATE 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 address of which is 1115 Manatee Avenue West. Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

THE FIRST PUBLICATION OF THIS

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 31, 2025.

Stacey Lee Romano Personal Representative 11822 Mallory Park Avenue

Bradenton, FL 34211 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

Florida Statutes. All other creditors of the decedent

DATE OF DEATH IS BARRED.

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

Personal Representatives

Attorney for Personal Representative

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-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

25-02042M

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

Email: aclark@barneswalker.com Secondary Email: mcarmichael@barneswalker.com 25-02050M Oct. 31; Nov. 7, 2025

Telephone: (941) 741-8224

SECOND INSERTION

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733,702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-

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

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

Personal Representative: Christopher A. Likens, Esq. 1800 Second Street, Suite 971

Sarasota, FL 34236 Attorney for Personal Representative: Christopher A. Likens Florida Bar Number: 0981303 CHRISTOPHER A LIKENS, P.A. 1800 Second Street, Suite 971 Sarasota, FL 34236 Telephone: (941) 365-7838 eservice@calikens.com Oct. 31; Nov. 7, 2025 25-02053M

SECOND INSERTION

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

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

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

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

The date of first publication of this notice is 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

SECOND 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.

25-02046M

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 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 Oct. 31: Nov. 7, 2025 25-02047M

SECOND 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

PUBLISH YOUR LEGAL NOTICE

Oct. 31; Nov. 7, 2025

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



MANATEE COUNTY

SECOND 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 34221

Current 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,

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

Carolann Sheets Richardson a/k/a

Carolann Richardson, Deceased;

SECOND 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

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

impaired, call 711.

File # 25-F02585

Oct. 31; Nov. 7, 2025

DATED on 10/28/2025.

manded in the complaint or petition.

--- ACTIONS / SALES ---SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 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 SUBDIVISION 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

SECOND INSERTION

has been filed against you and you are NOTICE OF FORECLOSURE SALE required to serve a copy of your written PURSUANT TO CHAPTER 45 defenses, if any, to it on Julie York, Es-IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT quire, Brock & Scott, PLLC., the Plain-IN AND FOR MANATEE COUNTY, tiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 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.com1190-1595B

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

FOURTH INSERTION

SECOND INSERTION NOTICE OF PUBLIC SALE

25-02036M

Angelina Colonneso

By /s/ Kris Gaffnev

As Deputy Clerk

25-02057M

As Clerk of the Court

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.

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		

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

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-

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,

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION IN RE: ESTATE OF:

File No. 41-2025-CP-002299-AXMA 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 in the Circuit Court for Manatee County, FL, Probate Division, the address of which is 1051 Manatee Avenue W, Bradenton, Florida 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

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 Oct. 31; Nov. 7, 2025 25-02058M

SECOND INSERTION

34221

RE-NOTICE OF FORECLOSURE

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

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

Plaintiff(s), vs. EARL ROBERT STANCIL, JR.; CATHERINE STANCIL Defendant(s).

NOTICE IS HEREBY GIVEN THAT. 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,

to wit: 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.

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

Property address: 6006 66th

Street Circle East, Palmetto, FL

Any person claiming an interest in the

surplus from the sale, if any, other than

the property owner as of the date of the

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 or-

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

SECOND 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

--- TAX DEEDS ---

THIRD 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

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

Colonneso, Manatee County Clerk of

25-01983M

at manatee.realforeclose.com

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

MANATEE COUNTY

THIRD 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 BRADENTON, FL 34208 Names in 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 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 25-01971M

THIRD 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

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

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

Colonneso, Manatee County Clerk of

at manatee.realforeclose.com

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

the Courts.

PALMETTO, FL 34221

THIRD 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 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: 2023-2323 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 Names 34201 in 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

THIRD INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-317

Tax Deed #:2025TD000189

NOTICE IS HEREBY GIVEN that

ATCF 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

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

 $1806.56\ \mathrm{FT}$ 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

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) will

be sold to the highest bidder online

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

Colonneso, Manatee County Clerk of

25-01973M

manatee.realforeclose.com

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

the Courts.

] (INST#202141004511); PI#3317.1620/9 Parcel ID Number

ssessed are as follows:

25-01974M

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

which

25-01988M

THIRD 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 WILN OF SD SE1/4 207 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

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

25-01968M

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

Certificate Number: 2023-3276 Tax Deed #:2025TD000190 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: 2023-3276 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

THIRD INSERTION

the Courts.

NOTICE OF APPLICATION 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 & 7 1/2 CHS E OF SE COR OF NE1/4 OF NE1/4, RUN S 120 FT FOR POB , THENCE RUN S $288\ {\rm FT},$ 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 W 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

THIRD 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), ear(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 (PB 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 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

THIRD 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 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: 2023-1395 Year Issuance 2023 Description of Property LOT 106 MANATEE PALMS THREE PI#11083.0330/4 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

THIRD 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 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 25-01967M

THIRD INSERTION

the Courts.

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 BRADENTON, PRO AM AVE E 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 25-01972M

THIRD 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 E 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

THIRD 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

THIRD 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 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 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

25-01969M THIRD 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: 2023-2653 Year of Issuance 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

THIRD 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 $34205\ \mathrm{Names}$ 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 25-01982M

THIRD 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

THIRD 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

THIRD 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

THIRD 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

25-01981M