

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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. storage treasures.com](http://www.storage treasures.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.storage treasures.com.

0002 - Davis, Simone Jhene; 0009 - Baker, Chенаe; 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.storage treasures.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, Linton; 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.storage treasures.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 # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867**

Time: 10:15 AM

Sale to be held at www.storage treasures.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, Zeldа; 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-Thomas, Camille **PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752**

Time: 10:30 AM

Sale to be held at www.storage treasures.com.

0219 - POWELL, WILLIAM; 0228 - Damodaran, Anita; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 2035 - Agost, 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.storage treasures.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	
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 State, Tallahassee, Florida. Dated this 3rd day of November, 2025. Circuit Experts LLC c/o Alexander Borsari, MGR November 7, 2025	
	25-02093M

FIRST INSERTION	
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to Section 865.09, Florida Statutes	
NOTICE IS HEREBY GIVEN that ONE PLACE PERFORMANCE AND OSTEO-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. November 7, 2025	
	25-02097M

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 November 7, 2025	
	25-02081M

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.storage treasures.com on November 21,2025 at 10:00am. The sale may be withdrawn at any time without further notice. Lisa Dowell - Unit C313 - HHG / Furrn / Persnl Itms November 7, 14, 2025	
	25-02075M

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 above with the Florida Department of State, Division of Corporations. November 7, 2025	
	25-02078M

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 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 Inc. Steven H. LoParco November 7, 2025	
	25-02080M

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, FL 34221.	

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 November 7, 2025	
	25-02077M

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	
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

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, Carolorjene; 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, Ntaaquayaa; 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, Zeydy **PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473**

Time: 12:30 PM

Sale to be held at www.storage treasures.com.

A008 - Maxwell, Omari; A024 - Blair, King; A028 - Williams, Siara; A060 - martin, Gary; A079 - McFarland, Kelsey; 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 - Rafferty, 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 - Settltles, Abreal; J044 - Shaw, Randall; K004 - Greco, Michael; K005 - Jordan, Michele; K016 - Krasniewski, Jessica **PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-3132**

Time: 12:45 PM

Sale to be held at www.storage treasures.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 - mcp hail, 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) 290-5339**

Time: 01:00 PM

Sale to be held at www.storage treasures.com.

0134 - Nelson, Jerry; 0255 - Haifley, Shannon; 0283 - Smith, Antonette; 0311 - Levatte, Tedra; 0315 - Mayer, Jerome; 1033 - Olmstead, Celeste; 1048 - Walker, Haikem; 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 - Mondragon, Yesenia

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



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

TAX DEEDS / PUBLICS / ESTATE---

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 co-personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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
dusscher@drakelawyers.com
November 7, 14, 2025 25-02100M

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 JANET K. KOLKE, deceased, whose date of death was April 12, 2025, is pending 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

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

NOTWITHSTANDING THE TIME 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@rmellottesq.com
November 7, 14, 2025 25-02099M

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

In accordance with Chapters 120 and 190, *Florida Statutes*, the District hereby gives 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 operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Business Observer on October 31, 2025.

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

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, 286.0114, 287.017, 287.055, and 287.084, *Florida Statutes* (2025).

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

Any person who wishes to provide the District with a proposal for a lower cost regulatory 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 Manager's Office.

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 may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

District Manager
Harrison Ranch Community Development District
November 7, 2025 25-02074M

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 ID Number 2092500053 Property 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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

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

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. 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: 2023-3948 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 ST W 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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

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

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 OF NW1/4 DESC AS FOL; BEG AT A PT IN THE W BDY LINE OF NW1/4 OF NW1/4 WHERE SD BDY LINE IS INTERSEC BY THE S BDY 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 on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

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

FIRST INSERTION

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

Certificate Number: 2023-4676
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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, 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 ON 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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, 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: 2023-2351
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 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 12/08/2025 at 10:00 am, by Angelina Colonnese, 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 COOP PI#44564.2315/3 Parcel ID Number 4456423153 Property Address: 2514 17TH STREET LN W 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 on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

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

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 of 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 Colonnese, 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 19TH ST W BRADENTON, FL 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 Colonnese, 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 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 SD 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 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 EASMTN 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 at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025 25-02071M

--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002526AX 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS	NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. 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 E-Mail: ross@greenberglawgrp.com November 7, 14, 2025 25-02083M
FIRST INSERTION	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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	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 SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: 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	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 DAVID 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 personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is 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 25-02098M
FIRST INSERTION	FIRST INSERTION
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 Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,	unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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. Signed on this day of 11/04/2025. CHIARA ALFARONE Personal Representative 216 East Bass Lane Suffield, CT 06078 EMILY M. FLINCHPAUGH, ESQ. Attorney for Personal Representative Florida Bar Number: 1058216 Robles Law, P.A. 7729 Holiday Drive Sarasota, FL 34231 Telephone: (941) 315-2114 Fax: (941) 827-2988 E-Mail: emily@robleslawpa.com Secondary E-Mail: probate@robleslawpa.com November 7, 14, 2025 25-02104M

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

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

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

The date of first publication of this notice is 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

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

The personal representative has no duty to discover whether any property

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

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

NOTWITHSTANDING THE TIME 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
E-Mail: brent@mcpeeklawfirm.com
Secondary E-Mail: shawn@mcpeeklawfirm.com
November 7, 14, 2025 25-02089M

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

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

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

The date of first publication of this notice is 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

Q&A

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.

lv18237_v34



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FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business
Observer**

11/20/2025_1/20

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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

FIRST INSERTION

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 is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS
Whose last known residence(s) is/are: Unknown
YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, 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, BEING 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 demanded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED: November 5th, 2025.
Angelina Colonnese
Clerk of the Circuit Court
By: Deputy Clerk
Nov. 7, 14, 21, 28, 2025 25-02109M

FIRST INSERTION

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; are 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 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
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
November 7, 14, 2025 25-02101M

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" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at 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 PUBLIC 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 1st day 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

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.
The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

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

11/18/27_V26

ESTATE

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	

1113 East Forest Hill Avenue Peoria, IL 61603	ALL INTERESTED PERSONS ARE NOTIFIED THAT:
All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of first publication of this Notice is October 31, 2025.	
Personal 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, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

/S/RN
TROY KANNEGIETER
Personal Representative
107 49th Avenue West
Bradenton, FL 34207

/S/ JJH
JENNIFER J. HENSLEY, Esq.
(FL Bar No. 1022202)
Hensley Law Offices, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
Ph: 941-755-8583
Email Addresses:
Jen@JenHensleyLaw.com
Lisa@JenHensleyLaw.com
Firm@JenHensleyLaw.com
Oct. 31; Nov. 7, 2025

25-02051M

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is 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.: 2023CP002038
IN RE: ESTATE OF
IN RE: KENNETH DANIEL IULO
Deceased.

The administration of the estate of Kenneth 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.

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

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

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

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

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

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

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

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

25-02045M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002215
IN RE: ESTATE OF
KEITH L. SCHAFFER,
Deceased.

The administration of the estate of KEITH L. SCHAFFER, deceased, whose date of death was April 13, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below.

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

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

A Personal Representative or cura-

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

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

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

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

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612

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

25-02042M

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 below.

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

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

The personal representative has no

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

25-02046M

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-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 BAUBLITZ, 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 below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

Stacey Lee Romano
Personal Representative
11822 Mallory Park Avenue
Bradenton, FL 34211

Kevin M. Collier
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: kcollier@barneswalker.com
Secondary Email:
swix@barneswalker.com
Oct. 31; Nov. 7, 2025

25-02030M

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

The personal representative or curator has no duty to discover whether any property held at the time of the de-

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

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

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

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

Signed on this 16 day of October, 2025.

SEAMUS LOUGHRAN
Personal Representative
808 31st Street West
Bradenton, Florida 34205
SHANNON ANNE BIGFORD
Personal Representative
9303 Bayshore Road, Lot E16
Palmetto, Florida 34221

Andrew L. Clark
Attorney for Personal Representatives
Florida Bar No. 1033240
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: aclark@barneswalker.com
Secondary Email:
mcar michael@barneswalker.com
Oct. 31; Nov. 7, 2025

25-02050M

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.

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

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

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

The date of first publication of this notice is 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:
kelley@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

25-02032M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386 and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

lv20678_v28

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). To: 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 DR PALMETTO FL 34221 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-		
tion of the Notice of Action, on Alber- telli Law, Plaintiff’s attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be en- tered against you for the relief demand- ed 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled 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, 2025. Angelina Colonnese Clerk of the Circuit Court (Court Seal) By: Kris Gaffney Deputy Clerk tna - 25-006277 Oct. 31; Nov. 7, 2025 25-02048M		

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. 412025CA002411 Reliance First Capital, LLC Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased; et al Defendants. TO: The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richar- dson a/k/a Carolann S. Richardson a/k/a Carolann Rich Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 33, TREETOPS AT 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.		
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es- quire, Brock & Scott, PLLC., the Plain- tiff’s attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/28/2025. Angelina Colonnese As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk File # 25-F02585 Oct. 31; Nov. 7, 2025 25-02057M		

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. 412025CA002411 Reliance First Capital, LLC Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased; et al Defendants. TO: The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richar- dson a/k/a Carolann S. Richardson a/k/a Carolann Rich Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 33, TREETOPS AT 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.		
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es- quire, Brock & Scott, PLLC., the Plain- tiff’s attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/28/2025. Angelina Colonnese As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk File # 25-F02585 Oct. 31; Nov. 7, 2025 25-02057M		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA000504 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2025 in Civil Case No. 2025CA000504, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina		
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 ser- vice on the Plaintiff’s attorney or im- mediately 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/28/2025. Angelina Colonnese As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk File # 25-F02576 Oct. 31; Nov. 7, 2025 25-02056M		

SECOND INSERTION		
NOTICE OF ACTION 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 Plaintiff, vs. The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richardson a/k/a Carolann S. Richardson a/k/a Carolann Richardson, Deceased; et al Defendants. TO: The Unknown Heirs, Deviseses, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Carolann Sheets Richar- dson a/k/a Carolann S. Richardson a/k/a Carolann Rich Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 33, TREETOPS AT 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.		
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Es- quire, Brock & Scott, PLLC., the Plain- tiff’s attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff’s attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/28/2025. Angelina Colonnese As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk File # 25-F02585 Oct. 31; Nov. 7, 2025 25-02057M		

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA000504 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on September 30, 2025 in Civil Case No. 2025CA000504, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and CHRISTOPHER K. CARLEN; ERIEL CARLEN; SUNCOAST CREDIT UNION; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina		
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 ser- vice on the Plaintiff’s attorney or im- mediately 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/28/2025. Angelina Colonnese As Clerk of the Court By /s/ Kris Gaffney As Deputy Clerk File # 25-F02576 Oct. 31; Nov. 7, 2025 25-02056M		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 41-2025-CP-002299-AXMA IN RE: ESTATE OF: 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 Coun- ty, FL, Probate Division, the address of which is 1051 Manatee Avenue W, Bra- denton, Florida 34205. The name and address of the personal representative and the personal representative's attor- ney 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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. 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 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Oct. 31; Nov. 7, 2025 25-02058M		

SECOND INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2023CA004171 CROSSCOUNTRY MORTGAGE, LLC 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 above- captioned action, the Clerk of Court, Angelina “Angel” Colonnese, 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 1, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.		
Property address: 6006 66th Street Circle East, Palmetto, FL 34221 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. Pursuant to the Fla. R. Jud. Ad- min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e- mail address for service, in the above styled matter, of all pleadings and docu- ments required to be served on the par- ties. 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 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.com Attorney 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 TO: 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 follow- ing property in MANATEE County, Florida: LOT 8, “MIGUEL BAY ES- TATES” 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 00 DEGREES 01°07' W, ALONG THE EAST LINE OF SAID LOT 8, A DIS- TANCE OF 160.00 FT. FOR A 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 at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint 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 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- 8011. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 10/22, 2025. Angelina “Angel” Colonnese, Manatee County Clerk of the Circuit Court & Comptroller (SEAL) By: As Deputy Clerk Oct. 17, 24, 31; Nov. 7, 2025 25-01949M		

