

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES / SALES---

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 GHOST STREET located at 6724 Manatee Ave W in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
321 GRUB BUDS LLC
November 14, 2025 25-02138M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 12/04/2025 9:30am
Ernest Hunter - totes, shop vac, brooms, shelves, clothes, generator
Ebony Ward - boxes, totes, clothes, dresser, mattresses
Kristi Hayes - boxes, cosplay swords, display cases, bookshelves, suitcases
Taniyha Woodberry - furniture, bed-frame, mirror, statues, cookware
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02129M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5305 Manatee Ave W Bradenton, FL 34209
Phone Number 561-288-4405
Time of Sale 12/4/25 @ 9:30a
Liz Mannon- Cart, Lawnmower
Nicholas Gamble- Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances, Office Furn/Machines/Equip
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02128M

FIRST INSERTION

NOTICE OF RECEIPT OF AN APPLICATION THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received request to withdraw the permit application number 917216 from North River Ranch Improvement Stewardship District 3501 Quadrangle Blvd. Suite 270 Orlando, FL 32817. Application received: 5/2/2025. Proposed activity: semi-public drainage systems. Project name: Fort Hamer Road 2nd Extension. Project size: 2.10 acres Location: Section(s) 7,18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no. The withdrawal is effective as of October 23, 2025.

The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.waterrat-matters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.waterrat-matters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or (1800)836-0797, TDD only (800)231-6103.
November 14, 2025 25-02145M

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 ROAMARA located at REDACTED in the City of BRADENTON, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2025
INTERESTING LLC
November 14, 2025 25-02132M

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 SQUEEZY FOODS located at REDACTED in the City of BRADENTON, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2025
INTERESTING LLC
November 14, 2025 25-02131M

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 Tinsley Capital located at 9040 Town Center Parkway Suite 101 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2025
BAM BUSINESS DEVELOPMENT, LLC
Rich Tinsley
November 14, 2025 25-02134M

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 FRESH SQUEEZED GAMES LLC located at REDACTED in the City of BRADENTON, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 9th day of November, 2025
INTERESTING LLC
November 14, 2025 25-02133M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 921 64th St Ct E Bradenton, FL 34208
Phone Number 941-308-9744
Time of Sale 12/04/2025 10:00am
Lathario Rolle- Cloths
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02114M

FIRST INSERTION

NEWSPAPER AD AS REQUIRED BY FLORIDA STATUTE 408.810(4)(b)(2)
Please be advised that on or about December 1, 2025, through January 15, 2026, Suncoast Behavioral Health Center, located at 4480 51st Street W, Bradenton, Florida 34210, will no longer be in operation as a Psychiatric Hospital for Children and Adolescents. Suncoast Behavioral anticipates that it will cease designation as a Baker Act Receiving Facility on November 30, 2025. Suncoast Behavioral will remain in operation only as a Residential Treatment Center for Children and Adolescents upon license issued by the Agency for Health Care Administration. The Psychiatric Hospital license will be surrendered simultaneously with the issuance of the Residential Treatment Center License; therefore, the specific date is not known at this time. Patients may request a copy of their medical records through written request to: Suncoast Medical Records, 4480 51 Street West, Bradenton, FL 34210. Phone #: 941-251-5000 ext. 152, Fax #: 941-251-5031. Nov. 14, 21, 28; Dec. 5, 2025
November 14, 2025 25-02126M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes
NOTICE IS HEREBY GIVEN that P. Christopher Plummer, desiring to engage in business under the fictitious name of "P. C. Plummer & Associates" located at 13714 Messina Loop #204, Bradenton, Florida 34211, Manatee County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 6th day of November 2025.
November 14, 2025 25-02118M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Notice is hereby given that on 12/5/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 LIMI mobile home bearing vehicle identification numbers TRFLA3488A and TRFLA3488B, and all personal items located inside the mobile home. Last Tenant: David Samuel Wingard, as possible Heir, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Linda Wingard, and Unknown Party or Parties in Possession. Sale to be held at: Twin Oaks, 4530 9th Street E., Bradenton, Florida 34203, (941) 755-2604.
November 14, 21, 2025 25-02148M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-12/04/25 9:30am
David Handy-books furniture michael handy
Ansjanae Mallard-furniture, clothes, fabric, etc.
The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid above referenced facility in order to complete the transaction.
Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02113M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Auction date and time:
12/04/25 @ 10:00AM
Mandy Miles- Household items
Carolyn Shirely- storing furniture and boxes from a large home does not have any lg appliances
Jerry Kennedy- Bags
Verenice Valenzuela- Household furniture and goods.
Marc Henry- Tools
Charles Elick-Household items & Furniture
Extra Space Storage
1930 Cortez Rd W, Bradenton, FL, 34207
941-302-9918
www.Storagetreasures.com
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.
Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02116M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 12/04/2025 at 10:00 AM.
Alyssa Juhl- 4 seater dining table, coffee table, 2 end tables, boxes, bags
Joey Ortega - 3 piece couch, dining set, 2 beds, tvs, tv stands, boxes, tables
Norma Davenport - clothes
Jonathan DeJesus - Home appliances mostly
Omar Rosha - Household goods
Lorenzo Bourroughs - Household goods
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02110M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-12129 US Highway 301 N, Parrish, FL 34219 / Phone Number-941-212-0445 / Time of Sale-12/4/25 9:30am
Jeanniss Martinez-Household items and furniture and clothes and shoes
The auction will be listed and advertised on www.storagetreasures.com
November 14, 21, 2025 25-02115M

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 Christine Carcamo located at PO BOX 15 in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 10th day of November, 2025
Christine Carcamo
November 14, 2025 25-02135M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 12/04/2025 at 9:30 AM
Phillip Stgermain-
King Bed room set sofa two tvs 75 in clothes toys dinner room table 6 chairs kitchen decor
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02111M

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 TASTE OF SRQ located at 7971 N. TAMIAMI TRAIL in the City of SARA-SOTA, Manatee, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 11th day of November, 2025
SRQ NORTH TRAIL, LLC
JOHN DESROSIERs, MANAGER
November 14, 2025 25-02144M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 12/04/25 at 9: 30 AM
Ashley Tomes- Furniture, home decorations
Selena Stfleu- Suitcases
The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02112M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5225 Caruso Road, Bradenton, FL 34203
Phone Number 941-216-0233
Time of Sale December 4th, 2025 @ 11am
Jeffrey Cooper
Home Items, Clothes, Electronics, Kitchen, Washer/Dryer
Tarryn Lund
Queen bed, Twin bed, 3 TV stand's, sectional, dining set w/4, Patio chairs/ small table, boxes/totes
The auction will be listed and advertised on www.storagetreasures.com
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
November 14, 21, 2025 25-02127M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC002555
TARA MASTER ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
LYNNE R. CHEAL, AS TRUSTEE OF THE LYNNE R. CHEAL TRUST DATED APRIL 1, 2009; et al., Defendants.
NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated November 10, 2025, and entered in Case No. 2025CC002555 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on December 16, 2025, the following described property:
LOT 119, TAILFEATHER WAY AT TARA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 60 THROUGH 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Any person claiming an interest in the

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.
412025CA001315CAAXMA
NEXUS NOVA LLC;
Plaintiff, v.
AMANDA MARIE ARCHULETA, BRIARWOOD MASTER ASSOCIATION, INC., UNKNOWN SPOUSE OF AMANDA MARIE ARCHULETA , UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL;
Defendants
NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgement of Mortgage Foreclosure dated November 5,2025, the Clerk of the Circuit Court for Manatee County will sell to the highest and best bidder for cash beginning on December 11, 2025 at 11:00 AM via WWW.MANATEE.REALFORECLOSE.COM, the following described property:
Lot 38, BRIARWOOD, UNITS 1 and 2, according to the plat thereof, as recorded in Plat Book 24, Page 71, of the Public Records of Manatee County, Florida.
Property Address: 3174 E 57TH AVE CIR, BRADENTON, FL 34203
ANY PERSON CLAIMING AN

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CC-000988
DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST,
Plaintiff, vs.
OAKS HOLDING 34639 LLC,
Defendant.
NOTICE IS HEREBY GIVEN, pursuant to an Order to Reset Sale dated November 12, 2025, and entered in Case No.: 2025-CC-000988, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 18th day of December, 2025, the following described property as set forth in said Order or Final Judgement, to wit:
(LEGAL DESCRIPTION)
LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL
The above is to be published in Business

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as 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 12th day of November 2025
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
November 14, 21, 2025 25-02153M

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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.
Andrew Arias, FBN: 89501
Attorneys for Plaintiff
Marinotsi Law Group, P.C.
100 West Cypress Creek Road, Suite 1045
Fort Lauderdale, FL 33309
Phone: (954) 644-8704;
Fax: (401) 262-2110
ServiceFL@mlg-defaultlaw.com
ServiceFL2@mlg-defaultlaw.com
MLG No.: 25-01771
November 14, 21, 2025 25-02147M

Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Respectfully Submitted,
Charles R. Pinson, Esq.
Pinson Law, P.A.
7821 N. Dale Mabry Hwy, Ste 110
Tampa, FL 33614
Phone: (813) 574-7736
Fax: (813) 200-1057
Charles@pinsonlawpa.com
Fla. Bar No.: 125279
Attorney for Plaintiff
November 14, 21, 2025 25-02155M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002485-AX
IN RE: ESTATE OF
OWEN G. CLINTON,
Deceased.

The administration of the estate of OWEN G. CLINTON, deceased, whose date of death was September 29, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
ANNE E. CLINTON
3416 Highview Ct
Silver Spring, MD 20902
Attorney for Personal Representative:
ROSE-ANNE B. FRANO
Florida Bar No. 0592218
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of Email
Addresses for service:
Primary: rfrano@williamsparker.com
Secondary:
mbussiere@williamsparker.com
November 14, 21, 2025 25-02151M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002469
Division Probate
IN RE: ESTATE OF
PHYLLIS E. REICHART a/k/a
PHYLLIS ESTHER REICHART
Deceased.

The administration of the estate of PHYLLIS E. REICHART a/k/a PHYLLIS ESTHER REICHART, deceased, whose date of death was April 27, 2024, 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 14, 2025.

Personal Representative:
TOREY COOK a/k/a TORY COOK 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
Secoed Alternate E-Mail:
mchapman@blalockwalters.com
November 14, 21, 2025 25-02143M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002434
IN RE: ESTATE OF
SYLVIA ROSE KROGER
WILLENBRINK,
a/k/a SYLVIA KROGER
WILLENBRINK,
a/k/a SYLVIA K. WILLENBRINK,
a/k/a SYLVIA WILLENBRINK,
a/k/a SYLVIA ROSE
WILLENBRINK
Deceased.

The administration of the estate of SYLVIA ROSE KROGER WILLENBRINK, a/k/a SYLVIA KROGER WILLENBRINK, a/k/a SYLVIA K. WILLENBRINK, a/k/a SYLVIA WILLENBRINK, a/k/a SYLVIA ROSE WILLENBRINK, deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: November 14, 2025.

JUSTIN NAJMY, ESQ.
Personal Representative
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Michael A. Varone, Esq.
Attorney for Personal Representative
Florida Bar No. 1054398
Najmy Thompson, P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, Florida 34202
Telephone: (941) 907-3999
Email:
mvarone@najmythompson.com
Secondary Email:
alepper@najmythompson.com
November 14, 21, 2025 25-02119M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002498 AX
Probate Division
IN RE: ESTATE OF
Patricia Joy LaBarr,
Deceased.

The administration of the estate of Patricia Joy LaBarr, deceased, whose date of death was September 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Michelle S. Clemens
10510 52nd Court East
Parrish, FL 34219
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
November 14, 21, 2025 25-02146M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002194AX
Division: Probate
IN RE: ESTATE OF
NELS J. ACKERSON, Deceased.

The administration of the estate of NELS J. ACKERSON, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the de-

cedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.211 of the Florida Statutes.

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

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

The date of first publication of this notice is November 14, 2025.

PETER ACKERSON
Personal Representative
3267 Bee Caves Rd, Unit 107-518
Austin TX 78746
STACIA LOVEALL CENTER
Personal Representative
1 Denison Lane
Terrace Park, Ohio 45174
STEPHEN J. PUTNOKI-HIGGINS
Attorney for Personal Representatives
E-mail: stephen.higgins@stinson.com
Secondary e-mail:
kcm.LSSTeam2@stinson.com
Fla. Bar No. 0121646
STINSON LLP
100 S. Ashley Dr., Ste. 500
Tampa, Florida 33602-5301
Telephone: (813) 534-7551
Facsimile: (813) 534-7338
November 14, 21, 2025 25-02142M

FIRST INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR MANATEE COUNTY, CIVIL
DIVISION
CASE NO.: 2025CA001890AX
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
**RONALD J. RUZGIS; STEPHANIE
RUZGIS; MIDLAND CREDIT
MANAGEMENT, INC.; FAIRWAY
LAKES HOMEOWNERS
ASSOCIATION, INC.,**
Defendants.
TO: RONALD J. RUZGIS; 5820 FAIR-
WOODS CIR SARASOTA, FL 34243
STEPHANIE RUZGIS; 5820 FAIR-
WOODS CIR SARASOTA, FL 34243
YOU ARE NOTIFIED that an action
to foreclose to the following property in
Manatee County, Florida:
LOT 115, FAIRWAY LAKES AT
PALM-AIRE COUNTRY CLUB,
ACCORDING TO THE MAP
OR PLAT THEREOF, AS RE-
CORDED IN PLAT BOOK 24,
PAGES 153 THROUGH 158,
INCLUSIVE, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
Also known as 5820 FAIR-
WOODS CIR, SARASOTA, FL
34243.
has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Sokolof Remtul-
la, LLP, the plaintiff's attorney, whose
address is 6801 Lake Worth Road, Suite
100E, Greenacres, FL 33467, on or be-
fore 30 days from first publication, and
file the original with the clerk of this

court either before service on the plain-
tiff's attorney or immediately thereaf-
ter; otherwise a default will be entered
against you for the relief demanded in
the complaint or petition.

In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Legal
Aid of Manasota at (941) 747-1628
or www.legalaidofmanasota.org. If you
do not qualify for free legal assistance or
do not know an attorney, you may email
an attorney referral service (listed in the
phone book) or contact the Florida Bar
Lawyer Referral Service at (800) 342-
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 11/6, 2025.
ANGELINA COLONNESO, ESQ.
CLERK OF THE CIRCUIT COURT
By: (SEAL) K. Gaffney
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
November 14, 21, 2025 25-02130M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No.: 2025-CP-1729
IN RE: ESTATE OF
LAURA D. ALLEN, a/k/a
LAURA DOROTHEA ALLEN,
Deceased.

The administration of the ancillary es-
tate of LAURA D. ALLEN, a/k/a LAU-
RA DOROTHEA ALLEN, deceased, whose
date of death was December 14, 2024,
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 sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act

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

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 THREE MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.

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

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

The date of first publication of this
notice is November 14, 2025.

Personal Representative:
Signed by:
Mwanyota A. Allen
4 Stevenson Lane
Harwich, MA 02645
Attorney for Personal Representative:
Gregory S. Band, LL.M.
Attorney for Personal Representative
Florida Bar Number: 869902
BAND LAW GROUP, P.L.
1543 Second Street
Sarasota, FL 34236
Telephone: (941) 917-0505
Fax: (941) 917-0506
E-Mail: gband@bandlawgroup.com
November 14, 21, 2025 25-02136M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002516 AX
Probate Division
IN RE: ESTATE OF
Michael Steven Kendall,
Deceased.

The administration of the estate of Michael Steven Kendall, deceased, whose date of death was September 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Mary R. Duncan
720 36th Street West
Bradenton, FL 34205
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
November 14, 21, 2025 25-02137M

FIRST INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA001812AX
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
RONNY ENRIQUE MILLARES
A/K/A RONNY MILLARES, et. al.
Defendant(s),
TO: RONNY ENRIQUE MILLARES
A/K/A RONNY MILLARES,
UNKNOWN SPOUSE OF RONNY
ENRIQUE MILLARES A/K/A
RONNY MILLARES, .
whose residence is unknown and all
parties having or claiming to have any
right, title or interest in the property
described in the mortgage being
foreclosed herein.
YOU ARE HEREBY NOTIFIED that
an action to foreclose a mortgage on the
following property:
LOT 324, LAKEWOOD
RANCH-SOLERA-PHASES
1A AND 1B, ACCORDING TO
THE PLAT AS RECORDED
IN PLAT BOOK 67,PAGES 173
THROUGH 201, OF THE PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
has been filed against you and you are
required to serve a copy of your writen
defenses, if any, to it on counsel for
Plaintiff, whose address is 6409 Con-
gress Avenue, Suite 100, Boca Raton,
Florida 33487 on or before (30 days
from Date of First Publication of this
Notice) and file the original with the
clerk of this court either before service

on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the complaint or petition
filed herein.

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

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

WITNESS my hand and the seal of
this Court at Manatee County, Florida,
this 7th day of November, 2025.

ANGELINA COLONNESO
CLERK OF THE CIRCUIT COURT
BY: KRIS GAFFNEY
DEPUTY CLERK
Robertson, Anschutz, Schneid, Crane &
Partners, PLLC
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
PRIMARY EMAIL: flmail@raslg.com
25-319331
November 14, 21, 2025 25-02141M

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP1611
IN RE: ESTATE OF
KEVIN A. HEANEY
Deceased.

The administration of the Estate of KEVIN A. HEANEY, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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 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 SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 14, 2025.

Personal Representative:
HELEN F. HEANEY
5064 68th St N
St. Petersburg, FL 33709
Attorney for Personal Representative: JAMES WM. KNOWLES
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
November 14, 21, 2025 25-02140M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORID
PROBATE DIVISION
File No. 2025-CP-2601
IN RE: ESTATE OF:
SEVERINO J. CARNEVALE,
Deceased.

The administration of the estate of SEVERINO J. CARNEVALE, deceased, whose date of death was August 19, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: November 14, 2025.

PATRICIA A. KOSIEK
Personal Representative
5815 Oak Mill Terrace
Palmetto, FL 34221
DAVE M. EVANS, JR., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: devans@leeandevans.com
Secondary Email:
kristina@leeandevans.com
November 14, 21, 2025 25-02154M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1504
Division Probate
IN RE: ESTATE OF
WILLIAM R. MUZZEY, JR.
Deceased.

The administration of the estate of William R. Muzzey, Jr., deceased, whose date of death was May 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

file their claims with this court 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 14, 2025.

Personal Representative
Anne Ridings
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Attorney for Personal Representative
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
November 14, 21, 2025 25-02139M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025-CP-002588 AX
Probate Division
IN RE: ESTATE OF
Clair Edward Butler,
Deceased.

The administration of the estate of Clair Edward Butler, deceased, whose date of death was September 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

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

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

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

The date of first publication of this notice is November 14, 2025.

Personal Representative:
Sheryl B. Mattos
201 31st Street West
Bradenton, FL 34205
Attorney for Personal Representative:
Michael M. Hamrick
Email Address:
mhamrick@manateelegal.com
Email Address:
shernandez@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
November 14, 21, 2025 25-02152M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2248
Division Probate
IN RE: ESTATE OF
CAROLYN RAPP
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 Carolyn Rapp, deceased, File Number 2025 CP 2248; 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 July 7, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Matthew Rapp	1399 Victory Hill Lane
	Youngstown, OH 44515
Christen Anderson	1555 N. Tamiami Trail, Lot 2
	N Fort Myers, FL 33903
Amy Kosbiel	48 Southeast Drive
	Oakdale, PA 15071

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 November 14, 2025.

Person Giving Notice:
Matthew Rapp
1399 Victory Hill Lane
Youngstown, OH 44515
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email:
rgerling@gerlinglawgroup.com
November 14, 21, 2025 25-02149M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2025-CP-2532
IN RE: ESTATE OF
PETER RASTETTER,,
Deceased.

The administration of the ESTATE OF PETER RASTETTER, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 the first publication of this Notice is November 14, 2025.

Personal Representative:
HEIDI L. DELANE
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative: RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
November 14, 21, 2025 25-02150M

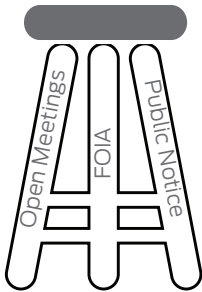
SAVE TIME

Email your Legal Notice

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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

It’s newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle for public notice in **all 50 states**



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- ACTIONS / SALES / ESTATE ---

SECOND 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, 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, Cheneae; 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, Lindon; 4036 - Bell, Dannielle; 4046 - Ibarra, Margarita; 4117 - callaway, cortney; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4167 - Warrick, Brenda; 4168 - Howell, Shayeta N; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke
PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949
Time: 10:00 AM
Sale to be held at www.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 - McGiverty, Horesia; 01092 - Grimes, Myai; 02005 - Carter, Crystal; 02008 - Martinez, Nykolle; 02076 - Jones, Arie; 02077 - Pitts, Zelda; 02100 - Cotten, Yazmine; 02131 - Gardner, Kelly; 02132 - Dorris, Janashia; 02178 - Garcia, Tereza; 02231 - Tolson, Tyrone; 03029 - Young, Tawni; 03110 - johnson, layla; 03144 - Anderson, Isaiah; 03147 - Warren, Donald; 03294 - Boggs, Selena; 05016 - Green, Ninkia; 07011 - Powell, Mark A; 07012 - Wilson, Edward; 07021 - Brown, Michael; 07036 - Ware, Monica; 13166 - Curtis-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 - Hoad, Melissa; 2028 - III, Lucius Gibson; 2035 - Agosto, Idimaris Rivera; 3074 - Brown, Taphonda; 3076 - Ravnell, Keshia; 3133 - EASTON PARK HOA Akins, Kenneth; 3169 - III, Lucius Gibson; 3183 - Baker, Reginal; 3228 - Magaw, Nicole
PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.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

Sale to be held at www.storage treasures.com.
E25CC - Schellenberger, Harmony; C46 - Manzano, Yilda Torres; G07CC - Sable, Michael; G10G11 - Gherardi, Joseph; G12 - Banks, Antwane; G27 - King, Austin; H06CC - Dennison, James; H16 - YOUNG, CONSUELO; K11 - Launh, Samuel; K16 - Smith, Amiyah; K22 - Lavergne, Kevin; K24 - Williams, Quanishia; L01CC - Alcalá, Brianda
PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277
Time: 11:15 AM
Sale to be held at www.storage treasures.com.
1047 - clemmons, latanya; 1077 - Norwood, Robert; 1129 - Anderson, Jessica; 1137 - Roulhac, Claudia; 1144 - Sexton, Lauren A; 1163 - Berrios, Hector; 1186 - matthews, Shauntae; 2012 - Pirro, Vivianne; 2038 - Davis, Terence; 2056 - Rojas, Shimika Deal; 2068 - Ravnell, Keshia; 2096 - Staten, Sharmietra; 2117 - Rojas, Shimika Deal; 2123 - Tillman, Stephanie; 2132 - Harmon, Barbara; 2144 - Heflin, Naquieriah; 2169 - Martinez, Adam; 2181 - Spruell, Distine; 2191 - Lewis, Carter; 2191 - Lewis, Octavia; 3070 - Rojas, Shimika Deal; 3079 - Dorsey, Robert; 3094 - B, Andrea; 3115 - Roy, Brandon; 3123 - Cross, Dave; 3130 - DUNSON, ANGELA; 3147 - Nichols, Timieka; 3149 - Brooks, Eula ; 3157 - Miller, Emma; 3192 - Britt, Michael; 3218 - Andrews, Evangellette
PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storage treasures.com.
1024 - Hoskins, Jacob; 1052 - Mathews, Cindy; 1127 - Santiesteban, Irina; 1334 - Zubkov, Jasmine; 1502 - prince, carenthia; 2211 - Hendricks, Jennifer; 2314 - Anderson, David; 2345 - Power, Krystle; 2613 - Ebeyer, Britnee; 3341 - Hall, Reginald
PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479
Time: 11:45 AM
Sale to be held at www.storage treasures.com.
A037 - Johnson, Eric; A042 - Perez Luna, Linda; A060 - Bonilla, Walenda; A068 - Perez Luna, Linda; A072 - Ramjit, Adam; A076 - Travis, Lillie; B032 - Larkin, Robert; B066 - moyd, Shinelle; B081 - thompson, Ashley; B088 - Alvarado, Esteban; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C041 - Hernandez, Jaylen; C044 - Velazquez, Joshua; C058 - Thomas, Cherrita; C061 - Tasch, Jon; C063 - Phillips, Jalavonna; C104 - Denmark, Sue; C109 - Perez Luna, Linda; D010 - Maddox, Audrey; D019 - ESQUILLIN, WILFREDO; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D049 - Gainor, Michelle; D061 - McLain, Tyler; D077 - Radu, Alina Petre; D079 - Livy O's, LLC Germany, Omar; D114 - Alvira, Miriam; E045 - Edwards, Chaz; I027 - Paratore, Lisa; I030 - Khili, Khalid; I062 - Reyes, Cesar; I082 - Oden, Keyanna; I090 - castillo, Tammy; J004 - Evolving Solutions Network DBA Ronnie House Founda blackmon, cassandra; J006 - Callaway, Nathaniel; J010 - Fahlsing, Tabitha; J032 - Spires, Kristin; J063 - Walker, Jaleesa; J104 - Dinkins, Christina; K009 - Ayesch, Ibtisam; K012 - Mclaughlin, Jamie; K022 - strowder, lero; K025 - Moreno, Naomi; K057 - Muex, Gwen; K067 - Stewart, Rashonda; L007 - Campbell, Lashell; L020 - Flint, Faith; L028 - Mckinnie, Jaramin; L107 - Mulkey, Khalidah
PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721
Time: 12:00 PM
Sale to be held at www.storage treasures.com.
0009 - Foxworth, Ashley; 0013 - Dantzler, Tonja; 0048 - Colon, Jessica; 0092 - Galoway, Joanne; 0108 - Montanez, Mark; 0121 - Aybar, Doris; 0128 - Williams, Erika; 0158 - MBM Global Media Network Bennett, Ralph; 0313 - Teape, Semetra; 0350 - Ohara, Tamesha; 0352 - Mitchell, Shermika; 0387 - mcmahan, Kalysa; 0391 - Danielson, Summer; 0399 - Echols, Alyssia; 0420 - casteel, Gwendolyn; 0445 - Murphy, Carlous; 0448 - Andrews, Shaninya; 0479 - gaskins, Van; 0506 - Hart, Patricia; 0522 - Parker, Karen; 0543 - McKinley, Tara; 0561 - savage, Telma; 0582 - Richardson, Eyvonne; 0641 - Carrington, Deshun; 0666 - Alleyne, Taylor; 0685 - James, Matthew; 0687 - Warren, Kathy; 0707 - Kitchen, Shajuana; 0715 - Rivas, Jolita; 0731 - Venditti, elena; 0756 - Saunders, Shauntrea; 0827 - Prifogle, Laura; 0857E - Green, Kevin; 0858D - Espinal, Ray; 0863C - Santiago, Clara; 0863K - Tennell, Kojuanji; 0863M - Pollin, Devon; 0868 - Cooper, Elvis; 0881 - Creaser, Brandy; 0885 - Cargile, Jeffery; 0899 - Cividanes, Eduardo
PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897
Time: 12:15 PM
Sale to be held at www.storage treasures.com.
1002 - coira, Ashton; 1080 - Jackson, Saminthia; 1088 - Jernigan, Jermey; 1098 - Thompson, Brent; 1109 - Scotto, John; 1116 - stallard, mark; 1136 - Diaz, Daniel; 1167 - Harvey, Johnasha; 1196 - Powell, Christopher Dupree; 1247 - Keener,

Elizabeth; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1292 - Bartley, Joshua S; 1321 - Kinney, Nekeyla; 1344 - Tulloch, Dynesta; 1434 - Hecht, Jeffery; 1438 - serrano, Madeline; 1486 - Resetar, Andrea; 1492 - wells, Leejah; 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 - Hattton, 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, Kareem; 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 - Quinones, Felicitia; 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 - mephail, 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

SECOND 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 PART-
IES MAY CLAIM AN INTEREST AS
SPOUSE, HEIRS, DEVISEES, GRANT-
EES, BENEFICIARIES OR OTHER
CLAIMANTS
Whose last known residence(s) is/are:
Unknown
YOU ARE HEREBY required to file
your answer or written defenses, if any,
in the above proceeding with the Clerk
of this Court, and to serve a copy there-
of upon Plaintiff's attorney, Angelina
Stratton, Esq., Manatee County Attor-
ney'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 publica-
tion of this Notice in the Business
Observer or by 12/17/2025, the nature
of this proceeding being a suit for tem-
porary and permanent injunctive relief
and order to resolve code violations, for
the following described property, to wit:
LOT 26 BLK 33 RUBONIA, BE-
ING A RESUBDIVISION OF
PLAT OF EAST TERRA CEIA
PARCEL ID#: 21094.0000/8
A/K/A: 1222 72ND STREET CT.
E., Palmetto, FL 34221
If you fail to file your response or an-
swer, if any, in the above proceeding
with the Clerk of this Court, and to
serve a copy thereof upon Plaintiff's at-
torney, Angelina Stratton, Esq., Manate-
ee County Attorney's Office, 1112 Manate-
ee Avenue West, Bradenton, Florida
34205 or email to angelina.stratton@
mymanatee.org and pamala.roberts@
mymanatee.org within thirty (30) days
of the first publication of this Notice in
the Business Observer, a default will be
entered against the you for the relief de-
manded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfcoast Legal Services at (941)
746-6151 or www.gulfcoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal as-
sistance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Bradenton,
Florida 34206, (941) 741-4062, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.
DATED: November 5th, 2025.
Angelina Colonnoso
Clerk of the Circuit Court
By: Deputy Clerk
Nov. 7, 14, 21, 28, 2025 25-02109M

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 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

SECOND 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 PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
Any person claiming an interest in the
surplus from the sale, if any, other than
the property owner as of the date of the
lis pendens must file a claim before the
Clerk reports the surplus as unclaimed.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
Dated this 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 25-02010M

SECOND INSERTION

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

PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is November 7, 2025.
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
November 7, 14, 2025 25-02107M

SECOND 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” Colonnoso, 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 PUB-
LIC RECORDS OF MANATEE
COUNTY, FLORIDA.
Also known as 4803 HARVEST
GROVE PL, PARRISH, FL
34219
together with all existing or
subsequently erected or affixed
buildings, improvements and fixtures.
Any person claiming an interest in
the surplus funds from the sale, if any,
other than the property owner as of the
date of the lis pendens, must file a claim
within sixty (60) days after the sale.
If you are a person with a disability
who needs any accommodations in 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.
Dated this 15day 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

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

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

11/23/27, 2025

ACTIONS / SALES

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2025 CC 000720 SARASOTA CAY CLUB CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. ALLA BOGDANOVA, Defendant. Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as: UNIT S-521 OF SARASOTA CAY CLUB CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 2292, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 7150 N. Tamiami Trail, Unit S-521, Sara-	sota, Florida 34243 At the public sale to the highest and best bidder, for cash, via Internet: www.manateec.realforeclose.com, at 11:00 A.M. on December 4, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 3RD day of November, 2025. ANGELINA COLONNESO Clerk of the County Court By: (SEAL) K. Gaffney Deputy Clerk November 7, 14, 2025 25-02090M

SECOND INSERTION	SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO. 2025 CA 001826 DONNA B. LUCAS Plaintiff, vs. MANATEE RV INC. AND TOBY JENKINS Defendants. NOTICE of Sale is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above noted case that the following property will be sold in Manatee County, Florida by the Manatee County Clerk of Court, described as: The South 132 feet of the Northwest ¼ of the Northwest ¼ of the Northeast ¼ of Section 14, Township 34 South, Range 17 East, Manatee County, Florida, at public sale, to the highest and best bidder for cash, via the internet at www.manatee.realforeclose.com, at 11:00 a.m. on the 2nd day of December, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be by wire transfer, cash, cashier's check, or	money order payable to the Clerk of the Circuit Court. 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: October 29, 2025 Respectfully submitted, Hankin & Hankin 100 Wallace Avenue, Suite 100 Sarasota, FL 34237 By: Michael T. Hankin, Esquire Florida Bar No. 0696961 Attorney For Plaintiff November 7, 14, 2025 25-02087M

SECOND INSERTION	SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 41-2024-CA-001028 SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs. DIERDRE A ANDERSON, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS AND TRUSTEES OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, DIERDRE A ANDERSON A/K/A DIERDRE ANDERSON, AS KNOWN HEIR RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, DECEASED, DIERDRE A ANDERSON A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, TOMASENA JONES, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, STEPHANIE RUSSELL, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, KESHA MARTIN, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, et al. Defendants. TO: UNKNOWN SPOUSE OF STEPHANIE RUSSELL CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 861 SW 2ND ST. HOMESTEAD, FL 33034 MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 32124 TALL OAK CT. TEMECULA, CA 92592 UNKNOWN SPOUSE OF MICHAEL HICKS CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 32124 TALL OAK CT.	TEMECULA, CA 92592 STEPHANIE RUSSELL, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN 861 SW 2ND ST. HOMESTEAD, FL 33034 You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 14, BLOCK "D", SINGLE-TARY SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. commonly known as 218 11TH AVE WEST, BRADENTON, FL 34205 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, (or 30 days from the first date of publication, whichever is later) and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 11/4, 2025. CLERK OF THE COURT Honorable Angelina M. Colonnese 1115 Manatee Avenue West Bradenton, Florida 34205-7803 By: K. Gaffney Deputy Clerk November 7, 14, 2025 25-02106M

SECOND INSERTION	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.: 2021CA003758 BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST, Plaintiff, VS. JANE C. STELLA; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A CARYN DAWES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on October 29, 2025 in Civil Case No. 2021CA003758, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, BANK OF NEW YORK MELLON TRUST COMPANY, N.A. AS TRUSTEE FOR MORTGAGE ASSETS MANAGEMENT SERIES I TRUST is the Plaintiff, and JANE C. STELLA; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A CARYN DAWES; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE	DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on January 7, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 99, HARBOR WOODS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 6, 7, 8 AND 9, OF THE PUBLIC 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 30th day of October, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: /s/ Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1395-392B November 7, 14, 2025 25-02088M

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

25-02090M

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP002526AX 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 732.221. 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
SECOND INSERTION	SECOND 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. 732.221. 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

SECOND INSERTION	SECOND 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. 732.221, 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
SECOND INSERTION	SECOND INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-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 732.221, 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

FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1693 Tax Deed #:2025TD000187		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3276 Tax Deed #:2025TD000190		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4327 Tax Deed #:2025TD000209		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1395 Tax Deed #:2025TD000183		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1478 Tax Deed #:2025TD000184		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1514 Tax Deed #:2025TD000185	
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1693 Year of Issuance 2023 Description of Property E1/2 LOT 27, ALL LOT 28 BLK A LA SELVA PARK PI#15515.0040/6 Parcel ID Number 1551500406 Property Address: 2315 30TH AVENUE DR E BRADENTON, FL 34208 Names in which assessed: CORNELIA E RODEWALD, JOHN J RODEWALD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3276 Year of Issuance 2023 Description of Property LOT 12 BLK B POINTE WEST SUB PI#39386.1170/8 Parcel ID Number 3938611708 Property Address: 6707 POINTE WEST BLVD BRADENTON, FL 34209 Names in which assessed: MARIE SPICOLA, SPICOLA FAMILY TRUST DTD 10/29/99 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4327 Year of Issuance 2023 Description of Property THAT PARCEL MARKED BUFFER ZONE LY S OF LOT 1 & N OF ONECO RD REPLAT OF A PORTION OF FAIR LANE ACRES THRID PI#55036.0010/9 Parcel ID Number 5503600109 Property Address: 6TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DANIEL R QUARTUCCI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL A, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1395 Year of Issuance 2023 Description of Property LOT 106 MANATEE PALMS UNIT THREE PI#11083.0330/4 Parcel ID Number 1108303304 Property Address: 208 67TH ST E BRADENTON, FL 34208 Names in which assessed: EILEEN F RUBIANO, ROBYN R FORD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL B LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1478 Year of Issuance 2023 Description of Property E1/2 OF LOT 99, ALL LOT 100 MANATEE GARDENS THIRD SEC PI#12311.1000/6 Parcel ID Number 1231110006 Property Address: 1911 2ND AVE E BRADENTON, FL 34208 Names in which assessed: VERA VANA, LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1514 Year of Issuance 2023 Description of Property LOT 4 GREGORYS SUB PI#13184.0000/7 Parcel ID Number 1318400007 Property Address: 2212 2ND AVE E BRADENTON, FL 34208 Names in which assessed: JEANETTE B IRVING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01971M		25-01976M		25-01983M		25-01964M		25-01965M		25-01966M	
FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2816 Tax Deed #:2025TD000220		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2323 Tax Deed #:2025TD000205		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2777 Tax Deed #:2025TD000207		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-919 Tax Deed #:2025TD000202		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2020-57 Tax Deed #:2025TD000203		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2022-4923 Tax Deed #:2025TD000204	
NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2816 Year of Issuance 2023 Description of Property TH S 20 FT OF LOT 7, BLK D ADMORE, A RESTRICTED RESIDENTIAL SUBDIV AS PER PLAT THEREOF REC IN PB 4 PG 72 PRMCF (INST#202141012486) PI #26805.0010/9 Parcel ID Number 2680500109 Property Address: 13TH AVE W PALMETTO, FL 34221 Names in which assessed: HOMES BY HOLMES LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2323 Year of Issuance 2023 Description of Property LOT 68 HAMPTON GREEN UNIT II PI#20541.3970/0 Parcel ID Number 2054139700 Property Address: 7932 HAMPTON CT BRADENTON, FL 34201 Names in which assessed: MELVIN A WARSHAW IRREVOCABLE 2021 TRUST DTD 2/21/21 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2777 Year of Issuance 2023 Description of Property BEG 5 CHS S, 12 1/2 CHS W, 12.18 CHS N & 7 1/2 CHS E OF SE COR OF NE1/4 OF NE1/4, RUN S 120 FT FOR POB , THENCE RUN S 288 FT, E 76 FT, N 288 FT, W 76 FT TO POB - APPEARS TO BE LOT 18 BLK 3 MRS A D COX PLAT- LESS LOT DESC IN ORB 103 P 63 PI#26205.0000/5 Parcel ID Number 2620500005 Property Address: 1401 2ND AVE W PALMETTO, FL 34221 Names in which assessed: ALEXANDER L PRESHA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-919 Year of Issuance 2023 Description of Property LOT 458, DEL WEBB AT BAYVIEW PH II SUBPH A & B PI#6062.3400/9 Parcel ID Number 606234009 Property Address: 10422 SPRING TIDE WAY PARRISH, FL 34219 Names in which assessed: JOE L OLIVER, LINDA OLIVER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-57 Year of Issuance 2020 Description of Property E 200 FT OF W 3/4 OF SE1/4 OF SW1/4 SEC 4 PI#568.0025/3 Parcel ID Number 56800253 Property Address: 41750 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: SYLVIA A ODOM All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL E, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2022-4923 Year of Issuance 2022 Description of Property UNIT 1 VIVIENDA AT BRADENTON II CONDO PI#61091.6180/9 Parcel ID Number 6109161809 Property Address: 3204 60TH AVE W BRADENTON, FL 34207 Names in which assessed: ROBERT ROSE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01988M		25-01974M		25-01980M		25-01967M		25-01969M		25-01970M	
FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1629 Tax Deed #:2025TD000186		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-317 Tax Deed #:2025TD000189		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5088 Tax Deed #:2025TD000212		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1845 Tax Deed #:2025TD000188		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2653 Tax Deed #:2025TD000206		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4743 Tax Deed #:2025TD000211	
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1629 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SE1/4 OF SEC 34; TH S 00 DEG 55 MIN 30 SEC E, ALG THE W LN OF SD SE1/4, 297.54 FT TO THE INTERSECTION WITH THE WLY EXTENSION OF THE S LN OF A 50 FT WIDE COUNTY RD (18TH AVE E (OR 411 P 87); TH N 89 DEG 07 MIN 50 SEC E, ALG SD WLY EXTENSION, 36.56 FT TO THE INTERSECTION WITH THE E R/W LN OF MORGAN JOHNSON RD; TH CONT N 89 DEG 07 MIN 50 SEC E, ALG THE S LN OF SD 50 FT COUNTY RD, 235.15 FT FOR A POB; TH CONT N 89 DEG 07 MIN 50 SEC E, ALG SD S LN, 235.14 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 409 P 273; TH S 00 DEG 52 MIN 10 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, 395.00 FT; TH S 89 DEG 07 MIN 50 SEC W, PARALLEL WITH THE S LN OF SD 50 FT COUNTY RD, 231.22 FT; TH N 01 DEG 26 MIN 17 SEC W, 395.02 FT TO THE POB CONTAINING 2.12 AC AS DESC IN OR 1279 P 1841 PRMCF PI#14364.1500/2 Parcel ID Number 1436415002 Property Address: 5720 18TH AVE E BRADENTON, FL 34208 Names in which assessed: PALM TREES PLUS INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 84 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-317 Year of Issuance 2023 Description of Property PARCEL 62: A PORTION OF TRACTS 59 & 60 POMELLO PARK SEC 30, AS PER PLAT THEREOF REC IN PB 6 P 61, BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM THE SE COR OF SD SEC 30; RUN N 01 DEG 24 MIN 42 SEC W A DIST OF 1806.56 FT TO THE POB; TH N 77 DEG 52 MIN 00 SEC W A DIST OF 557.85 FT; TH N 00 DEG 28 MIN 40 SEC W ALG THE W LINE OF SD TRACT 59 & TRACT 60 A DIST OF 409.50 FT; TH N 76 DEG 55 MIN 19 SEC E A DISTOF 556.18 FT; TH S 00 DEG 37 MIN 08 SEC E ALG THE E LINE OF SD TRACT 60 & TRACT 59 A DIST OF 652.63 FT TO THE POB; [DELETE LESS ANY PORTION LYING WITHIN PLATTED ROAD ROW] (INST#202141004511); PI#3317.1620/9 Parcel ID Number 331716209 Property Address: 7310 201ST ST E BRADENTON, FL 34202 Names in which assessed: CLIFFORD H POWELL III, LINDSAY POWELL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5088 Year of Issuance 2023 Description of Property ALL OF THAT PART OF BLK 47, WHITFIELD ESTATES (PB 6, P 37) LYING N OF THE N LN OF DESOTA DR, W OF THE E LN OF THE NE 1/4 OF THE NW 1/4 OF SEC 26, TWN 35S, RNG 17E, S OF THE THREAD OF THE CHANNEL IN BOLEE'S CREEK & E OF THE LAND CONVEYED FROM JASKOL TO BAILEY BY DEED REC IN THE PRMCF IN DB 260, P 248. (DB260/553)...THE FULL LEGAL IS AVAILABLE WITH THE CASE DOCUMENTS IN THE CLERK'S CASE MANAGEMENT SYSTEM (https://manatee.realtm.com/public/cases/list) AND ON THE PROPERTY APPRAISERS WEB SITE WWW.MANATEEPAO.COM, PI#67266.0005/9 Parcel ID Number 6726600059 Property Address: 251 MAGELLAN DR SARASOTA, FL 34243 Names in which assessed: ROBERT HALBMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL H LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1845 Year of Issuance 2023 Description of Property LOT 64 PERIDIA UNIT ONE PI#16980.0320/7 Parcel ID Number 1698003207 Property Address: 4465 PRO AM AVE E BRADENTON, FL 34203 Names in which assessed: MARGERY ROBERTSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL G LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2653 Year of Issuance 2023 Description of Property LOT 1 LEWIS PARK SUB PI#25375.0010/6 Parcel ID Number 2537500106 Property Address: 2118 2ND AVE W PALMETTO, FL 34221 Names in which assessed: JACQUELINE M RAINEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL E, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4743 Year of Issuance 2023 Description of Property UNIT 4034 MIRROR LAKE CONDO SEC 2 PI#61455.0145/5 Parcel ID Number 6145501455 Property Address: 3535 59TH AVE W BRADENTON, FL 34210 Names in which assessed: JOHN STEVENSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01968M		25-01973M		25-01985M		25-01972M		25-01975M		25-01984M	
FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION		FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2352 Tax Deed #:2025TD000218		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3943 Tax Deed #:2025TD000194		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3943 Tax Deed #:2025TD000194		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3943 Tax Deed #:2025TD000194		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3943 Tax Deed #:2025TD000194		NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2846 Tax Deed #:2025TD000208	
NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2352 Year of Issuance 2023 Description of Property LOT 5 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20936.0000/1 Parcel ID Number 2093600001 Property Address: 1119 72ND ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025		NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2846 Year of Issuance 2023 Description of Property LOTS 1 & 2, BLK L, PLAT OF EAST PALMETTO, PI#27962.0100/9 Parcel ID Number 2796201009 Property Address: 203 8TH ST W PALMETTO, FL 34221 Names in which assessed: MICHAEL E AMERES, SARAH W AMERES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01986M		25-01982M		25-01986M		25-01982M		25-01982M		25-01981M	

--- TAX DEEDS / PUBLICS / ESTATE---	
SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2342 Tax Deed #:2025TD000215 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2342 Year of Issuance 2023 Description of Property A TRIANGULAR TRACT BOUNDED N & W BY BAY SHORE ROAD, ON E BY 1/4 SEC LN, ON S BY A DITCH LYING & BEING IN E1/2 OF SW1/4 OF NE1/4 P-12 PI#20736.0000/5 Parcel ID Number 2073600005 Property Address: 7604 BAYSHORE RD PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02063M	
SECOND 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	
SECOND 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	
SECOND 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	
SECOND 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	
SECOND 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	
SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3716 Tax Deed #:2025TD000192 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3716 Year of Issuance 2023 Description of Property E 38 FT OF LOT 76 & W 15 FT OF LOT 77 BELLE MEAD PI#48483.0000/2 Parcel ID Number 4848300002 Property Address: 1107 29TH AVE W BRADENTON, FL 34205 Names in which assessed: C T JONES, MILDRED A JONES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01978M	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3819 Tax Deed #:2025TD000193 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3819 Year of Issuance 2023 Description of Property UNIT 206-C BLDG B BAYSHORE ON THE LAKE COND APTS SEC 1 PI#50576.1035/3 Parcel ID Number 5057610353 Property Address: 4160 HERON WAY BRADENTON, FL 34205 Names in which assessed: DAVID G PRATT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01979M	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3716 Tax Deed #:2025TD000192 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3716 Year of Issuance 2023 Description of Property E 38 FT OF LOT 76 & W 15 FT OF LOT 77 BELLE MEAD PI#48483.0000/2 Parcel ID Number 4848300002 Property Address: 1107 29TH AVE W BRADENTON, FL 34205 Names in which assessed: C T JONES, MILDRED A JONES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01978M	
FOURTH INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3716 Tax Deed #:2025TD000191 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3716 Year of Issuance 2023 Description of Property LOT 118 ORANGE RIDGE SUB PI#46464.0000/4 Parcel ID Number 4646400004 Property Address: 2505 3RD ST E BRADENTON, FL 34208 Names in which assessed: DELTA TRANSACTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 11/24/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025	
25-01977M	
FOURTH 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	
SECOND 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 SEC AS FOL; BEG AT A PT IN THE W BDRY LINE OF NW1/4 OF NW1/4 WHERE SD BDRY LINE IS INTERSEC BY THE S BDRY LINE OF THE PUB RD, THENCE S 420 FT, N 73 DEG 45 MIN E 920 FT TO THE SW COR OF A TRACT OF LAND HERETOFORE CONV TO ELOISE JOHNSON, THENCE S 210 FT, N 73 DEG 45 SEC E 125 FT FOR POB. CONT N 73 DEG 45 MIN E 85 FT, THENCE N 45 FT, WLY PARALLEL TO THE S LINE OF THE TRACT HEREIN CONV 85 FT, THENCE S 45 FT TO THE P O B P-79 PI#4478.0000/4 Parcel ID Number 447800004 Property Address: 7807 120TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 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	