# 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 adver-

 $tised\ on\ www.storage treasures.com.$ 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.watermatters.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. watermatters.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 1(800)836-0797, TDD only 1(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,  $\,$ 

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 RE-DACTED 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

25-02131M November 14, 2025

# FIRST INSERTION

## Notice Under Fictitious Name Law According to Florida Statute

Number 865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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, BAM BUSINESS DEVELOPMENT.

25-02134M

LLC Rich Tinsley

November 14, 2025

# FIRST INSERTION

#### Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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,

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 de-

scribed below belonging to those in-dividuals 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 adver-

tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse

any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. 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

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

Ansianae Mallard-furniture, clothes, fabric, etc.

The auction will be listed and advertised on www.storagetreasures.com Purchase 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 posses-

sion 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. Storage treasures. comExtra 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 Joev Ortega - 3 piece couch, dining set, 2 beds, tvs, tv stands, boxes, tables Norma Davenport - clothes

Jonathan DeJesus - Home appli-Omar Rosha - Household goods

Lorenzo Bourroughs - Household 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 adver $tised\ on\ www.storage treasures.com$ 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,

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

Phililp 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 adver-

tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the trans-

action. 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 Stfleur- 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 @

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 RE-CORDED IN PLAT BOOK 38, PAGES 60 THROUGH 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

Any person claiming an interest in the

surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as

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

#### 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

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

Marinosci 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

Attorneys for Plaintiff

# ANY PERSON CLAIMING AN

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,

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 hidder 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 RE-CORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

The above is to be published in Business

PROPERTY ADDRESS: 904 CYPRESS WOOD SARASOTA, FL LANE,

FIRST INSERTION 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

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

**MANATEE COUNTY** 

#### 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 attornev 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 SEC-TION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is 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-002498 AX **Probate Division** 

IN RE: ESTATE OF Patricia Joy LaBarr, Deceased. The administration of the estate of Pa-

tricia 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

NOTWITHSTANDING THE TIME 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 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 LAURA 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

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.

set forth below.

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

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732,2211. Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 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 SECTION 733.702 WILL BE FOREVER

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

The date of first publication of this notice is November 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  $\hbox{E-Mail: gband@bandlawgroup.com}$ 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-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 PHYL-LIS 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

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

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

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

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

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

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

The date of first publication of this notice is 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 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 Second 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. 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 3267Bee Caves  $\bar{\text{Rd}},$  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 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

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

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

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The 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

mvarone@najmythompson.com Secondary Email:  $a lepper @\, najmy thompson.com$ November 14, 21, 2025 25-02119M

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. 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 Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 days from first publication, and file the original with the clerk of this

court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

FIRST INSERTION

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

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

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 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 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:

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 written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress 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 demanded in the complaint or petition filed herein.

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court 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.

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

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 FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1504
Division Probate

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

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

File No. 2025-CP-1504
Division Probate
IN RE: ESTATE OF
WILLIAM R. MUZZEY, JR.
Deceased.

The administration of the estate of Wil-

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must Secondary Email: service@boyerboyer.com November 14, 21, 2025 25-02139M

FIRST INSERTION

# FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2248

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 Kossbiel
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. NOTWITH-STANDING 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 OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORID
PROBATE DIVISION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 25-02154

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

liam R. Muzzey, Jr., deceased, whose

date of death was May 21, 2025, is

pending in the Circuit Court for Mana-

tee County, Florida, Probate Division,

the address of which is P.O. Box 25400.

Bradenton, Florida 34206. The names

and addresses of the personal represen-

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

All creditors of the decedent and oth-

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

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

OF THIS NOTICE ON THEM.

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The Personal Representative has no

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

fied 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
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT FILED WITHIN

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



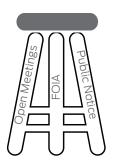
**Email your Legal Notice** 

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







VS



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** 

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**Independence** 



Verifiability



**Archivability** 

**Publishing** notices on the internet is neither cheap nor free



Newspapers remain the primary vehicle

all 50 states



# ypes Of Public Notices

# Citizen Participation Notices

Government Meetings  $\overline{\ }$  and Hearings

> Meeting Minutes or Summaries

Agency Proposals

Tax Rates

Proposed Budgets and



Land and Water Use

Tax Districts

Creation of Special

School District Reports

Zoning, Annexation and

Land Use Changes



**Commercial Notices** Unclaimed Property, Unclaimed Property,

Banks or Governments



Delinguent Tax Lists. Tax Deed Sales

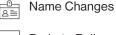


**Government Property** Sales



Permit and License Applications

Mortgage Foreclosures



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Orders to Appear

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## --- ACTIONS / SALES ---

#### FIRST INSERTION

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

CIVIL DIVISION

Case No. 25-CC-001949 THE GREENS AT PINEBROOK OWNERS ASSOCIATION, INC., Plaintiff, vs.

JAMES CORD CREECH, KELLY NICOLE KEMPER, and UNKNOWN TENANT(S),

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Manatee County, Florida, Case No. 25-CC-001949 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Unit 106, Phase II, THE GREENS AT PINEBROOK, a Condominium according to the Declaration of Condominium recorded in Official Records Book 1189, Page 759 thru 837, and amendments thereto, and as per plat thereof recorded in Condominium Book 21, Pages 21 thru 25 of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 5096352751

("Property") Property Address: 4550 Pinebrook Circle, Unit 106, Bradenton, FL 34209

at public sale, to the highest and best bidder for cash at 11:00 a.m. on December 9, 2025. The sale shall

be conducted online at http://www. manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, 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.

Dated this 5th day of November RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857

#### FIRST INSERTION

10370-032

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

COUNTY, FLORIDA

CASE NO. 2025CA001893AX MIDFIRST BANK Plaintiff, v. GREGORY THOMAS WILLIAMS

JR, ET AL. Defendants. TO: GREGORY THOMAS WILLIAMS

Current residence unknown, but whose

last known address was: 4203 36TH ST W, BRADENTON, FL 34205-1831

TO: BETH WILLIAMS, Current residence unknown, but whose

last known address was: 4203 36TH ST W, BRADENTON, FL 34205-1831

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

LOT 5, BLOCK R, WINDSOR PARK, UNIT NO. 3, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 50, 51 AND 52, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY. FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on eXL Legal, PLLC, Plaintiff's attorney, whose address is 12425 28th Street North, Suite 200, St. Petersburg, FL 33716, on or before or within thirty (30) days after the first publication of this Notice of Action, and file the original with the Clerk of this Court at 1115 Manatee Avenue West, Bradenton, FL 34206, either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the complaint

November 14, 21, 2025 25-02117M

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

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

WITNESS my hand and seal of the Court on this 4TH day of November, 2025.

Angelina "Angel" Colonneso Clerk of the Circuit Court By: (SEAL) K. Gaffney Deputy Clerk

1000011056 November 14, 21, 2025 25-02125M

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

CIRCUIT CIVIL DIVISION CASE NO.: 2025CA1776 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. MICHELE L. GANZER, et al.,

**Defendants.**TO: UNKNOWN HEIRS, SPOUSES,

BENEFICIARIES, DEVISEES, GRANT-EES, ASSIGNEES, LIENORS, CREDI-TORS TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARY LOUISE WHITE A/K/A MARY LOU WHITE Last Known Address: 933 Sandpiper Cir., Bradenton, FL 34209

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

UNIT 933 OF SHORELINE TERRACES IV AT PERICO CLUB, PHASE 3, A CONDO-MINIUM, ACCORDING TO THE DECLARATION OF CON-DOMINIUM RECORDED IN O.R. BOOK 1239, PAGE 1132, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CON-DOMINIUM PLAT BOOK 22, PAGE 164, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

including the buildings, appurtenances, and fixture located thereon.

Property Address: 933 Sandpiper Cir., Bradenton, FL 34209

(the "Property"). filed against you and you are required to serve a copy of your written defenses, if any, to it on HOWARD LAW, Plaintiff's attorney, whose address is 4755 Technology Way, Suite 104 Boca Raton, FL 33431 on or before no later than 30 days from the date of the first publication of this Notice of Action and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition filed herein.

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

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

WITNESS my hand and seal of this Court at Manatee, Florida on this 6TH day of NOVEMBER, 2025.

ANGELINA "ANGEL" COLONNESO MANATEE COUNTY CLERK OF COURT BY: (SEAL) K. Gaffney Deputy Clerk

November 14, 21, 2025 25-02123M

#### FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO. 2018CA2412 NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY,

Plaintiff, vs. EZELLA SMITH, et al., Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered in Civil Case No. 2018CA2412 of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein NATIONSTAR MORTGAGE LLC D/B/A CHAMPION MORTGAGE COMPANY is Plaintiff and Ezella Smith, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 3rd day of December, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

LOT 248, WASHINGTON PARK. IN SECTION SOUTH, TOWNSHIP 34

RANGE 17 EAST, RECORD-ED IN PLAT BOOK 4, PAGE 128, PUBLIC RECORDS OF MANATEE COUNTY, FLORI-

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 noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. By: /s/Robyn Katz

Robyn Katz, Esq. McCalla Raymer Leibert Pierce, LLP Attorney for Plaintiff 225 East Robinson Street, Suite 155 Orlando, FL 32801 Phone: (407) 674-1850 Fax: (321) 248-0420 Email: MRService@mccalla.com

Fla. Bar No.: 146803 23-06587FL

November 14, 21, 2025 25-02121M

#### FIRST INSERTION

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

CIVIL DIVISION

Case No. 2025-CC-001136 ARBOR GRANDE AT LAKEWOOD RANCH MASTER PROPERTY OWNERS' ASSOCIATION, INC., Plaintiff, vs.

MINDY MARIE KOOPMAN, Defendants.

Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Thirteenth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-001136 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Lot 39, of ARBOR GRANDE, according to the Plat thereof, as recorded in Plat Book 59, Page 115, of the Public Records of Manatee

County, Florida PARCEL ID NO.: 580002059 ("Property")

Property Address: 2307 Star-wood court, Lakewood Ranch, Florida 34211

at public sale, to the highest and best bidder for cash at 11:00 a.m. on December 4, 2025. The sale shall be conducted online at http://www. manatee.realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, 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.

Dated this 5th day of November

RABIN PARKER GURLEY, P.A. 2653 McCormick Drive

Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholaos T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580

Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias. Florida Bar No. 118857 10610-010

November 14, 21, 2025 25-02122M

# FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION

DIVISION CASE NO:

412022CA002350CAAXMA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-8CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8CB, Plaintiff, vs.

CARMELO SAPIENZA: BRIENA SAPIENZA; SHADYBROOK VILLAGE ÓWNERS ASSOCIATION, INC.: UNKNOWN TENANT #1; UNKNOWN TENANT

Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 28, 2025 entered in Civil Case No. 412022CA002350CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATE HOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2007-8CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-8CB is Plaintiff and CARMELO SAPIENZA and BRIENA SAPIENZA, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at Manatee County's On Line Public Auction website: https:// manatee.realforeclose.com, at 11:00 AM on December 02, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Final Judgment of Foreclosure

UNIT 61 B-1, SHADYBROOK VILLAGE, A CONDOMINIUM, F/K/A SHADYBROOK VIL-

LAGE, SECTION THREE, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 647, PAGE 754 THROUGH 769, INCLU-SIVE, AND BY CERTIFICATE OF MERGER RECORDED IN OFFICIAL RECORDS BOOK 1402, PAGES 876 THROUGH 1102, INCLUSIVE, AND AS AMENDED THEREAFTER, AND AS PER PLAT THEREOF RECORDED IN CONDOMIN-IUM BOOK 3, PAGES 3 AND 4, AND AS THEREAFTER AMENDED, 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. 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. Todd C. Drosky, Esq.

FRENKEL LAMBERT WEISMAN & GORDON, LLP One East Broward Boulevard, Suite 1111 Fort Lauderdale, Florida 33301 Telephone: (954) 522-3233

Fax: (954) 200-7770 FL Bar #: 54811 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. **R. JUD. ADMIN 2.516** fleservice@flwlaw.com

04-095519-F00

November 14, 21, 2025 25-02120M

### 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. 412025CA001679CAAXMA U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES,

SERIES 2007-FF2, Plaintiff, vs. MIKE BAKER, et. al.

Defendant(s),
TO: MIKE BAKER, UNKNOWN SPOUSE OF MIKE BAKER, 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:

BEGIN 82.5 FEET EAST OF THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST, OF MANATEE COUNTY, FLORIDA; THENCE SOUTH 140 FEET; THENCE EAST 80 FEET, THENCE NORTH 140 FEET; THENCE WEST 80 FEET TO THE POINT OF BE-GINNING AND ALSO: TOGETHER WITH AN EASE-MENT FOR INGRESS AND EGRESS OVER THE SOUTH-ERNMOST 20 FEET OF THE FOLLOWING LANDS: BEGIN AT THE NORTHWEST CORNER OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 SECTION 1, TOWNSHIP 35 SOUTH, RANGE 17 EAST; THENCE EAST 82.5 FEET;

THENCE SOUTH 140 FEET; THENCE WEST 82.5 FEET; THENCE NORTH 140 FEET TO POINT OF BEGINNING.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress 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 demanded in the complaint or petition filed herein.

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 noti-fication 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 6th day of Nov, 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 24-214135

November 14, 21, 2025 25-02124M

# SUBSEQUENT INSERTIONS

# --- **ESTATE** ---

# SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY,

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

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

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

THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: ROBERT VASILIEFF Attorney for Personal Representative:

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

# SECOND INSERTION

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

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

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

All other creditors of the decedent

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

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

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

DATE OF DEATH IS BARRED. The date of first publication of this notice is November 7, 2025. Personal Representative:

ELIZABETH BITTLER

4905 Peridia Blvd., E. Bradenton, FL 34203 Attorney for Personal Representative: J. Kevin Drake of J. Kevin Drake, P.A. Florida Bar No: 705055 1432 First Street

Sarasota, FL 34236 (941) 954-7750 kdrake@drakelawvers.com dussher@drakelawyers.com November 7, 14, 2025 25-02100M

# --- ACTIONS / SALES / ESTATE ---

**MANATEE COUNTY** 

# SECOND INSERTION

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

PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511,

#### Time: 09:30 AM Sale to be held at www.storagetreasures.com.

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

# Time: 09:45 AM

 ${\bf Sale\ to\ be\ held\ at\ www.storagetreasures.com.}\\ 0026\ -\ Lemieux,\ Scott;\ 0036\ -\ Mihm,\ William\ A;\ 0147\ -\ Williams,\ Melody\ Frazier;$ 1032 - Clark, Lucretia; 1095 - Colter, Kamaurion; 2017 - Rausch, Carrie; 2029 - muniz, Michael Lopez; 2063 - McArthur, Shirley; 2128 - williams, Carless; 2155 - Miller, Nadia; 2190 - Roberts, Shardae; 3063 - Galloway, William; 3181 - Stanton Jr,  $Lindon;\, 4036 - Bell,\, Dannielle;\, 4046 - Ibarra,\, Margarita;\, 4117 - callaway,\, cortney;$ 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4167 - Warrick, Brenda; 4168 -Howell, Shayeta N; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke

PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949

#### ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

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.storagetreasures.com.

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

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

#### ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

0219 - POWELL, WILLIAM; 0228 - Damodaran, Anita; 0446 - Barrett, Jacqueline; 1032 - Wilson, Denster; 2023 - Hood, Melissa; 2028 - III, Lucius Gibson; 2035 -Agosto, Idimaris Rivera; 3074 - Brown, Taphonda; 3076 - Ravnell, Keshia; 3133 - EASTON PARK HOA Akins, Kenneth; 3169 - III, Lucius Gibson; 3183 - Baker, Reginal; 3228 - Magaw, Nicole

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078

### Time: 10:45 AM

Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0201 - GORDAN, THEODORE; 0317 - Adams, Peter; 0439 - Mcclendon, Katie; 0442 - Duval, Daphne; 0449 - sanchez, Marco; 0459 - Santell, Yajaira; 0493 - Kelly, Justin; 0609 - Byrd, Jewneathia; 0612 - Gonzalez, Luciana; 0644 - Marlowe, Melissa A; 0654 - Manduley Pena, Alejandra; 0670 - Carroll, Lindsey; 0710 - Williams, katina; 0825 - Wilson, Logan; 0845 - Mejias, Bianca; 0846 - Myers, Brittany; 2008 - Jimenez, Julissa; 2087 - Souffrant, Regine PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210,

#### (941) 217-7531 Time: 11:00 AM

#### NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM

#### Sale to be held at www.storagetreasures.com.

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

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

#### Sale to be held at www.storagetreasures.com.

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

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

#### Sale to be held at www.storagetreasures.com.

A037 - Johnson, Eric; A042 - Perez Luna, Linda; A060 - Bonilla, Walenda; A068 - Perez Luna, Linda; A072 - Ramjit, Adam; A076 - Travis, Lillie; B032 - Larkin, Robert; B066 - moyd, Shinelle; B081 - thompson, Ashley; B088 - Alvarado, Esteban; C018 - BARBER-BRAY, YOLANDA L; C028 - Fedrick, Eugenia; C041 - Hernandez, Jaylen; C044 - Velazquez, Joshua; C058 - Thomas, Cherrita; C061 - Tasch, Jon; C063 - Phillips, Jalawnna; C104 - Denmark, Sue; C109 - Perez Luna, Linda; D010 - Maddox, Audrey; D019 - ESQUILIN, WILFREDO; D043 - Pate, Nitisha T; D046 - Fedrick, Loranzo; D049 - Gainor, Michelle; D061 - McLain, Tyler; D077 - Radu, Alina Petre; D079 - Livy O's, LLC Germany, Omar; D114 - Alvira, Miriam; E045 - Edwards, Chaz; IO27 - Paratore, Lisa; IO30 - Khili, Khalid; IO62 - 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 - Ayesh, Ibtisam; K012 - Mclaughlin, Jamie; K022 - strowder, leroy; K025 - Moreno, Naomi; K057 - Muex, Gwen; K067 - Stewart, Rashonda; L007 - Campbell, Lashell; L020 - Flint, Faith; L028 - Mckinnie, Jaramin; L107 -Mulkey Khalidah

PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721

#### Time: 12:00 PM

#### Sale to be held at www.storagetreasures.com.

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

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

#### 302-1897 Time: 12:15 PM

#### Sale to be held at www.storagetreasures.com. 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,

SECOND INSERTION

Elizabeth; 1249 - Forgie, Charissa; 1251 - Resetar, Andrea; 1292 - Bartley, Joshua S; 1321 - Kinney, Nekeyla; 1344 - Tulloch, Dynesta; 1434 - Hecht, Jeffery; 1438 serrano, Madeline; 1486 - Resetar, Andrea; 1492 - wells, Leejhai; 1512 - Oliver, Jennifer; 1514 - jones, Jerrod; 1515 - Kinard, Kendra; 2003 - Scott, Carolorjene; 216 - Lindsey, Morgan; 219 - Diaab, Tracey; 406 - Dadspainting giraldo, Wilson; 416 - Lott, David; 469 - Thompson, Gekea; 480 - Gallegos, Jose; 516 - Aguiar, Delila; 535 - urena, Winston; 542 - edmonds, Ntaaquaayaa; 550 - Mighty Dog Roofing of SE Tampa Venumuddala, Manoj Kumar; 560 - Purcell, Bryan; 565 - Check, Daniel; 569 - Forgie, Lawrence; 605 - Taylor, Philip; 607 - Taylor, Philip; 628 - Klingner, Cynthia; 648 - Fernandez, Omayra; 721 - Hatton, Amie H; 735 - Coirs, Ashton; 801 - Brooks, Kevin; 911 - Sullivan, Monique; 922 - Fox, Peggy; 932 - Montero, Íbalu 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)

#### Time: 12:30 PM

#### Sale to be held at www.storagetreasures.com.

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

Michele; K016 - Krasniewski, Jessica PUBLIC STORAGE # 20121, 6940 N 56th Street, Tampa, FL 33617, (813) 670-

#### Time: 12:45 PM

#### Sale to be held at www.storagetreasures.com.

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

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339

#### Time: 01:00 PM

SECOND INSERTION

### Sale to be held at www.storagetreasures.com.

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

# SECOND INSERTION

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

FLORIDA  $CASE\,NO.\,2025\text{-}CA\text{-}001796$ 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, AND AGAINST THE NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PAR-TIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANT-EES. BENEFICIARIES OR OTHER

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

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

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

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

If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Angelina Stratton, Esq., Manatee County Attorney's Office, 1112 Manatee Avenue West, Bradenton, Florida 34205 or email to angelina.stratton@ mymanatee.org and pamala.roberts@ mymanatee.org within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against the you for the relief 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: November 5th, 2025. Angelina Colonneso 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

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

LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF

THE SUBJECT PROPERTY,

NOLAN A/K/A ROBERT J. NOLAN;

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:

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

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

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.

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

Dated this 4th day of November

hearing or voice impaired, call 711.

1619 NW 136th Avenue, Suite D-220

2025.

Marc Granger, Esq.

Kahane & Associates, P.A.

Telephone: (954) 382-3486

Telefacsimile: (954) 382-5380 Designated service email:

notice@kahaneandassociates.com

25-02101M

Sunrise, Florida 33323

File No.: 23-00021 CMS

November 7, 14, 2025

Bar. No.: 146870

If you are a person with a disability

COUNTY, FLORIDA.

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

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

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

NOTWITHSTANDING THE TIME

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

The date of first publication of this notice is 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

34219

#### 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 2025, in Case No. 2024-CA-000919 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County Florida wherein COASTAL COMMUNITY BANK, is Plaintiff, and LARRY BUSBEE A/K/A LARRY TODD BUSBEE and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants, the Office of Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 10th day of December 2025, in accordance

forth in said Final Judgment, to wit: LOT 6, FOREST CREEK PHASE III, ACCORDING TO THE MAP OR PLAT

with Section 45.031, Florida Statutes,

the following described property as set

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

together with all existing or subsequently erected or affixe buildings, improvements and fixtures.

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

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

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

# What makes public notices in newspapers

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.

# superior to other forms of notices?

### --- ACTIONS / SALES ---

SECOND INSERTION

check.

MANATEE COUNTY

#### 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 DECLA-RATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 2078, PAGE 2292, AND ALL EXHIBITS AND AMENDMENTS THERE-OF, PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA.

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

sota, Florida 34243 www.manatcc.realforeclosc.com. 11:00 A.M. on December 4, 2025.

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

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.

ANGELINA COLONNESO

November 7, 14, 2025 25-02090M

#### 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

Defendants.

NOTICE of Sale is hereby given pursuant to the Uniform 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,

The South 132 feet of the Northwest 1/4 of the Northwest 1/4 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

# At the public sale to the highest and best bidder, for cash, via Internet:

WITNESS my hand and seal of this Court on the 3RD day of November,

> Clerk of the County Court By: (SEAL) K. Gaffnev Deputy Clerk

money order payable to the Clerk of the

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED

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 25-02087M

November 7, 14, 2025

# 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, BRENDA HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, TOMASENA JONES, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, STEPHANIE RUSSELL, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN. KESHA MARTIN, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN, et al. Defendants.

TO: UNKNOWN SPOUSE OF STEPH-ANIE RUSSELL CURRENT RESIDENCE UNKNOWN

LAST KNOWN ADDRESS 861 SW 2ND ST. HOMESTEAD, FL 33034 MICHAEL HICKS, AS KNOWN HEIR OF RUTH MARTIN A/K/A RUTH

MARTIN BROWN A/K/A RUTH M BROWN A/K/A RUTH BROWN CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 32124 TALL OAK CT. TEMECULA, CA 92592

UNKNOWN SPOUSE OF MICHAEL 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, FLORI-DA.

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-

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

Dated: 11/4, 2025. CLERK OF THE COURT Honorable Angelina M. Colonneso 1115 Manatee Avenue West Bradenton, Florida 34205-7803 By: Deputy Clerk November 7, 14, 2025 25-02105M

#### NOTICE OF SALE

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

CIVIL DIVISION

CASE NUMBER: 2025 CA 1790 GTO FINANCIAL, LLC, a Florida limited liability company, Plaintiff, vs.

HERNZ PROPERTIES, LLC, a Florida limited liability company, DAMIEN HERNANDEZ, an individual, QQA FIDU, INC., a Florida corporation, As Trustee under a Trust Agreement, UNKNOWN BENEFICIARIES of the Trust Agreement dated July 27. 2023, known as Trust No. 765923, and UNKNOWN PERSONS IN

POSSESSION. Defendants.

2022,

Defendants.

NOTICE is hereby given pursuant to the Uniform Final Judgment of Mortgage Foreclosure entered in the above

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

CIVIL DIVISION

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

C. LAWTON SMITH REVOCABLE

LIVING TRUST u/a/d August 4,

530 12 ST, LLC, a Florida limited

liability company, and SHAWN T.

NOTICE is hereby given pursuant to

the Final Judgment entered in the

above noted case that Angelina Col-

onneso, Clerk of the Circuit Court will

sell the following property in and for

Manatee County, Florida, described

LOT 12, BLOCK 5 OF PELOT'S

ADDITION TO BRADENTON, ACCORDING TO THE PLAT

THEREOF RECORDED IN

PLAT BOOK 1, PAGE 80, AS AMENDED BY REVISED PLAT

OF THE EAST 1/2 OF BLOCK

5 OF PELOT'S ADDITION TO

BRADENTON, ACCORDING TO PLAT THEREOF RECORD-

ED IN PLAT BOOK 2, PAGE 65.

PUBLIC RECORDS OF MANA-

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

("Property" or "Real Property)"

At public sale, to the highest and best

bidder for cash, via the internet: www.

manatee.realforeclose.com at 11:00

a.m. on the 18 day of Nov., 2025. The

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT IN AND

FOR MANATEE COUNTY, FLORIDA

CASE NO.:

2024CA001496CAAXMA

SOLELY AS OWNER TRUSTEE OF

THE ASPEN INCOME TRUST, A

SUSAN G. LYONS: SHORELINE

UNKNOWN TENANT II; AND ANY

OTHER UNKNOWN PERSONS OR

UNKNOWN SPOUSES CLAIMING

NOTICE OF SALE IS HEREBY

GIVEN pursuant to the Final Summary Judgment dated October

3, 2025, and entered in Case No.

2024CA001496AX of the Circuit

Court of the Twelfth Judicial Circuit

in and for Manatee County, Florida,

wherein WILMINGTON SAVINGS

FUND SOCIETY, FSB, NOT IN

ITS INDIVIDUAL CAPACITY BUT

SOLELY AS OWNER TRUSTEE

OF THE ASPEN INCOME TRUST,

A DELAWARE STATUTORY TRUST is Plaintiff, and SUSAN G.

LYONS, SHORELINE TERRACES

V ASSOCIATION, INC AND ANY

UNKNOWN HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND

OTHER LINKNOWN PERSONS OR

UNKNOWN SPOUSES CLAIMING

ANY OF THE ABOVE-NAMED DEFENDANTS are Defendants.

Angelina Colonneso, as the Clerk

of the Circuit Court will sell to the

highest and best bidder for cash at

11:00 a.m. on December 4, 2025, after

having first given notice as required

www.manatee.realforeclose.com

THROUGH AND UNDER

UNKNOWN HEIRS, DEVISEES,

GRANTEES, CREDITORS, AND

BY, THROUGH AND UNDER

ANY OF THE ABOVE-NAMED

Defendant(s).

TERRACES V ASSOCIATION,

INC.; UNKNOWN TENANT I;

DELAWARE STATUTORY TRUST,

WILMINGTON SAVINGS FUND

SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT

Parcel ID No. 330160000/7

TEE COUNTY, FLORIDA.

34205

KALETA, an individual,

## noted case that Angelina Colonneso. Clerk of the Circuit Court, will sell the

following property in Manatee Countv. Florida, described as:

The East 27.84 feet of the North 23.96 feet of the North 100 feet of Lot 4, Block 2, Lloyds Ad-

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

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

E., Bradenton, FL 34205 ("prop-

highest bidder shall immediately post

with the Clerk, a deposit equal to 5% of

the final bid. The deposit must be cash

or cashier's check payable to the Clerk

of the Circuit Court. Final payment

must be made on or before 4:00 p.m.

of the date of sale by cash or cashier's

IF YOU ARE A PERSON CLAIM-

ING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN 60 DAYS AFTER

THE SALE. IF YOU FAIL TO FILE A

CLAIM, YOU WILL NOT BE ENTI-

TLED TO ANY REMAINING FUNDS.

AFTER 60 DAYS, ONLY THE OWN-

ER OF RECORD AS OF THE DATE

OF THE LIS PENDENS MAY CLAIM

If you are a person with a disabil-

ity 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 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 this 4 day of Nov, 2025.

Law Office of Andrew W. Rosin, P.A.

by Section 45.041 Florida Statutes,

the following described property as

set forth in said Final Judgment, to

CONDOMINIUM UNIT NO.

949, OF SHORELINE TERRACES V, AT PERICO BAY

PHASE II, A CONDOMINI-

UM, ACCORDING TO THE DECLARATION THEREOF, AS RECORDED IN OFFI-

CIAL RECORDS BOOK 1253.

AT PAGES 311 THROUGH

AMENDED AND AS PER PLAT THEREOF, RECORDED IN

CONDOMÍNIUM PLAT BOOK

23, PAGES 105 THROUGH 111,

INCLUSIVE, OF THE PUB-

LIC RECORDS OF MANATEE

949 Sand

and all fixtures and personal property

located therein or thereon, which

are included as security in Plaintiff's

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 November 3, 2025.

MBK Chapman PC 3208 E. Colonial Drive, Suite 323

 $Email: \ smills@mbkchapman.com$ 

November 7, 14, 2025 25-02092M

/s/ Sean K. Mills

ean K. Mills, Esq.

Orlando, FL 32803

Fax: (561) 320-6256

Phone: (561) 320-6156

Florida Bar No.: 59342

COUNTY, FLORIDA.

cle, Bradenton, FL 34209

ADDRESS:

mortgage.

INCLUSIVE, AND AS

CONDOMINIUM,

25-02103M

Andrew W. Rosin, Esq.

Fla. Bar No. 0589305

1966 Hillview Street Sarasota, FL 34239

Attorney for Plaintiff

CLUB

SECOND INSERTION

November 7, 14, 2025

(941) 359-2604 (Telephone)

arosin@rosinlawfirm.com

THE SURPLUS.

#### SECOND INSERTION

 $100\ feet$  of Lot 3 and the West dition to Palmetto, as per plat thereof recorded in Plat Book 1, Page 220, of the Public Records of Manatee County, Florida.

erty)"

Property Address: 2801 11th Ave. erty" or "Real Property)"

#### IF YOU ARE A PERSON CLAIM-ING A RIGHT TO FUNDS REMAIN-ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK

Parcel ID No.: 13940.0000/2

At public sale, to the highest and best

bidder for cash, via the internet: www.

manatee.realforeclose.com at 11:00

a.m. on the 4th day of March, 2026.

The highest bidder shall immediately

post with the Clerk, a deposit equal to

5% of the final bid. The deposit must

be cash or cashier's check payable to the

Clerk of the Circuit Court. Final payment must be made on or before 4:00

p.m. of the date of sale by cash or ca-

NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTI-TLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWN-ER OF RECORD AS OF THE DATE

OF THE LIS PENDENS MAY CLAIM

THE SURPLUS.

shier's check.

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

NATIONSTAR MORTGAGE LLC

ALEXANDER, et al. Defendants.

ERIN E ALEXANDER BELIEVED TO BE AVOIDING SER-VICE OF PROCESS AT THE ADDRESS

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

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

3405 WILDERNESS BLVD W

property in Manatee County, Florida:

PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA. commonly known as 3405 W WIL-

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

If you are a person with a disability

Fla. Bar No. 0589305 Law Office of Andrew W. Rosin, P.A.  $1966 \; Hill view \; Street$ Sarasota, FL 34239 (941) 359-2604 (Telephone) arosin@rosinlawfirm.comAttorney for Plaintiff

25-02102M November 7, 14, 2025

### SECOND INSERTION

Division D

Plaintiff, vs. WILLIAM S ALEXANDER, ERIN E

TO:

3405 WILDERNESS BLVD W

PARRISH, FL 34219

You are notified that an action to foreclose a mortgage on the following

LOT 27, BLOCK A OF TRACT 17, RIVER WILDERNESS PHASE 1, ACCORDING TO THE PLAT THEREOF AS RE-CORDED IN PLAT BOOK 22, PAGES 80 TO 94, OF THE

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

you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiff's attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

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

# 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 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" Colonneso will sell to the highest bidder for cash at www.manatee realforeclose.com on January 7, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:

LOT 99, HARBOR WOODS SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 17, PAGES 6, 7, 8 AND 9, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA.

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

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

# **HOW TO PUBLISH YOUR**

LEGAL NOTICE IN THE BUSINESS OBSERVER

# CALL 941-906-9386

and select the appropriate County name from the menu option

e-mail legal@businessobserverfl.com

# OR

## 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

### --- ESTATE ---

#### SECOND INSERTION

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

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

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

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

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

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

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

Personal Representative: Christine Pena

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

## 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

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

Robert D. Hines

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

Secondary Email: jrivera@hnh-law.com November 7, 14, 2025 25-02085M

# 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 DA-VID SCOTT KARMEN a/k/a DAVID S. KARMEN a/k/a DAVID KARMEN, deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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

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

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

# SECOND INSERTION

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

Deceased.

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

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

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

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

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

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

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

The date of first publication of this notice is 11/7/2025.

Personal Representative: Chad F. Prewitt 2210 Shady Park Dr.

Arlington, Texas 76013 Attorney for Personal Representative: Teresa K. Bowman, Esq. Attorney for the Personal Representative Florida Bar Number: 0021453 TERESA K BOWMAN PA 3277 Fruitville Rd., Suite D-2 SARASOTA, FL 34237 Telephone: (941) 735-5200 Fax: (941) 234-0604 E-Mail: tkbowman@tkbowmanpa.com Secondary E-Mail: liz@tkbowmanpa.com

November 7, 14, 2025 25-02082M

### SECOND INSERTION

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

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

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

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

The personal representative has no

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025 CP 002100

IN RE: ESTATE OF

SALVATORE ALFARONE

Deceased.

The administration of the Estate of

SALVATORE ALFARONE, deceased,

whose date of death was July 8, 2025, is

pending in the Circuit Court for Mana-

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

Avenue West, Bradenton, FL 34205.

The names and addresses of the Per-

sonal Representative and the Personal

Representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate, on whom

a copy of this notice is required to be

served, must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

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

Florida Statutes, applies, or may apply,

OF THIS NOTICE ON THEM.

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

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

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

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

Personal Representative: Diahanna Gilmore Hjertstedt c/o Elizabeth L. Quesada, Esquire Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410

Coral Gables, Florida 33134 Attorney for Personal Representative: Elizabeth L. Quesada, Esquire Florida Bar Number: 1018399 Kelley Kronenberg, P.A. 220 Alhambra Circle, Suite 410 Coral Gables, Florida 33134 Telephone: (305) 503-0850 Fax: (786) 228-2951 E-Mail: equesada@kklaw.com Secondary E-Mail: probateservice@kklaw.com November 7, 14, 2025 25-02084M

SECOND INSERTION

unless a written demand is made by a

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

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

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

THE FIRST PUBLICATION OF THIS

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER

NOTWITHSTANDING THE TIME

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

CHIARA ALFARONE

Personal Representative 216 East Bass Lane

Suffield, CT 06078

EMILY M. FLINCHPAUGH. ESQ.

Florida Bar Number: 1058216

Robles Law, P.A.

7729 Holiday Drive

Sarasota, FL 34231

Fax: (941) 827-2988

Secondary E-Mail:

Telephone: (941) 315-2114

probate@robleslawpa.com

November 7, 14, 2025

E-Mail: emily@robleslawpa.com

Attorney for Personal Representative

DATE OF DEATH IS BARRED.

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

must be filed with the clerk.

NOTICE.

## SECOND INSERTION

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

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

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

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

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

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

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

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

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

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

Bradenton, Florida 34211 Attorney for Personal Representative: Joshua A. Grant, Attorney Florida Bar Number: 1002763 Grant Cottrell, PLLC 5147 Castello Drive Naples, FL 34103 Telephone: (239) 649-4848 Fax: (239) 643-9810 E-Mail: jeff@grantcottrell.com Secondary E-Mail: jennifer@grantcottrell.com November 7, 14, 2025 25-02073M

#### SECOND INSERTION

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

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

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

Personal Representative: DEBORAH ANN DICARLO A/K/A DEBORAH ANN DI CARLO 686 Norton Street

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

# SECOND INSERTION

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

Case No.: 25-CP-002556 Division: Probate IN RE: ESTATE OF Raul Antonio Landa, Deceased. The administration of the estate of Raul

Antonio Landa, deceased, whose date of death was 08/04/2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The file number of the estate is 25-CP-002556. The name and address of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

MARLON LANDA 3425 59th Avenue West,

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

# What is a public notice?

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

25-02104M

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

#### --- TAX DEEDS ---

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

Certificate Number: 2023-1693 Tax Deed #:2025TD000187 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1693 Year of Issuance 2023 Description of Property E1/2 LOT 27, ALL LOT 28 BLK A LA SELVA PARK PI#15515.0040/6 Parcel ID Number 1551500406 Property Address: 2315 30TH AVENUE DR BRADENTON, FL 34208 Names in which assessed: CORNELIA E RODEWALD, JOHN J RODEWALD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-2816

Tax Deed #:2025TD000220

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder

of the following certificate(s) has

filed said certificate(s) for a tax deed

to be issued thereon. The certificate

number(s), year(s) of issuance, the

description of the property and the

name(s) in which it was assessed are

as follows: Certificate Number: 2023-

2816 Year of Issuance 2023 Description of Property TH S 20 FT OF LOT 7,

BLK D ADMORE, A RESTRICTED

RESIDENTIAL SUBDIV AS PER PLAT THEREOF REC IN PB 4 PG

72 PRMCF (INST#202141012486) PI

#26805.0010/9 Parcel ID Number

2680500109 Property Address: 13TH

Names in which assessed: HOMES BY HOLMES LLC All of said property

being in the County of Manatee, State of

Florida. Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s)

will be sold to the highest bidder online

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

Colonneso, Manatee County Clerk of

at manatee.realforeclose.com

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

the Courts.

PALMETTO, FL 34221

# FOURTH INSERTION

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

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

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

25-01988M

# FOURTH INSERTION

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

Certificate Number: 2023-1629 Tax Deed #:2025TD000186 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1629 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SE1/4 OF SEC 34; TH S 00 DEG 55 MIN 30 SEC E, ALG THE WILN OF SD SE1/4 207 54 FT TO THE INTERSECTION WITH THE WLY EXTENSION OF THE S LN OF A 50 FT WIDE COUNTY RD (18TH AVE E (OR 411 P 87); TH N 89 DEG 07 MIN 50 SEC E, ALG SD WLY EXTENSION, 36.56 FT TO THE INTERSECTION WITH THE E R/W LN OF MORGAN JOHNSON RD: TH CONT N 89 DEG 07 MIN 50 SEC E, ALG THE S LN OF SD 50 FT COUNTY RD, 235.15 FT FOR A POB: TH CONT N 89 DEG 07 MIN 50 SEC E, ALG SD S LN, 235.14 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 409 P 273; TH S 00 DEG 52 MIN 10 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, 395.00 FT; TH S 89 DEG 07 MIN 50 SEC W, PARALLEL WITH THE S LN OF SD 50 FT COUNTY RD, 231.22 FT; TH N 01 DEG 26 MIN 17 SEC W, 395.02 FT TO THE POB CONTAINING 2.12 AC AS DESC IN OR 1279 P 1841 PRMCF PI#14364.1500/2 Parcel ID Number 1436415002 Property Address: 5720 18TH AVE E BRADENTON, FL 34208 Names in which assessed: PALM TREES PLUS INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

25-01968M

#### FOURTH INSERTION NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-3276 Tax Deed #:2025TD000190 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3276 Year of Issuance 2023 Description of Property LOT 12 BLK B POINTE WEST SUB PI#39386.1170/8 Parcel ID Number 3938611708 Property Address: 6707 POINTE WEST BLVD BRADENTON, FL 34209 Names in which assessed: MARIE SPICOLA, SPICOLA FAMILY TRUST DTD 10/29/99 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01976M

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

Tax Deed #:2025TD000207

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 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 be redeemed according to the law the property described in such certificate(s) at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

# FOURTH INSERTION

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

Certificate Number: 2023-317 Tax Deed #:2025TD000189 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 84 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which ssessed 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  $1806.56\ \mathrm{FT}$  TO THE POB; TH N 77DEG 52 MIN 00 SEC W A DIST OF 557.85 FT: TH N 00 DEG 28 MIN 40 SEC W ALG THE W LINE OF SD TRACT 59 & TRACT 60 A DIST OF 409.50 FT; TH N 76 DEG 55 MIN 19 SEC E A DISTOF 556.18 FT; TH S 00 DEG 37 MIN 08 SEC E ALG THE E LINE OF SD TRACT 60 & TRACT 59 A DIST OF 652.63 FT TO THE POB; [DELETE LESS ANY PORTION LYING WITHIN PLATTED ROAD ] (INST#202141004511); PI#3317.1620/9 Parcel ID Number 331716209 Property Address: 7310 201ST ST E BRADENTON, FL 34202 Names in which assessed: CLIFFORD H POWELL III, LINDSAY POWELL All of said property being in the County of Manatee, State of Florida. Unless

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

such certificate(s) shall be redeemed

according to the law the property

described in such certificate(s) will

be sold to the highest bidder online

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

manatee.realforeclose.com

25-01973M

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

FOURTH INSERTION

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

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

25-01983M

# FOURTH INSERTION

Certificate Number: 2023-2777

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER Number 2620500005 Florida. Unless such certificate(s) shall will be sold to the highest bidder online the Courts

# FOURTH INSERTION

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

Certificate Number: 2023-5088 Tax Deed #:2025TD000212

NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), rear(s) of issuance the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5088 Year of Issuance 2023 Description of Property ALL OF THAT PART OF BLK 47, WHITFIELD ESTATES (PB 6, P 37) LYING N OF THE N LN OF DESOTA DR, W OF THE E LN OF THE NE 1/4OF THE NW 1/4 OF SEC 26, TWN 35S, RNG 17E, S OF THE THREAD OF THE CHANNEL IN BOLEE'S CREEK & E OF THE LAND CONVEYED FROM JASKOL TO BAILEY BY DEED REC IN THE PRMCF IN DB 260, P 248, (DB260/553)...THE FULL LEGAL IS AVAILABLE WITH THE CASE DOCUMENTS IN THE CLERK'S CASE MANAGEMENT SYSTEM (https://manatee.realtdm. com/public/cases/list) AND ON THE PROPERTY APPRAISERS WEB WWW.MANATEEPAO.COM, PI#67266.0005/9 Parcel ID Number 6726600059 Property Address: 251 MAGELLAN DR SARASOTA, FL 34243 Names in which assessed: ROBERT HALBMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01985M

Section 197.512 F.S. Certificate Number: 2023-1395 Tax Deed #:2025TD000183

FOURTH INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

NOTICE IS HEREBY GIVEN that HMF FL A, LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1395 Year Issuance 2023 Description of Property LOT 106 MANATEE PALMS THREE PI#11083.0330/4 Parcel ID Number 1108303304 Property Address: 208 67TH ST E BRADENTON, FL 34208 Names in which assessed: EILEEN F RUBIANO, ROBYN R FORD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01964M

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

Certificate Number: 2023-919 Tax Deed #:2025TD000202 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-919 Year of Issuance 2023 Description of Property LOT 458, DEL WEBB AT BAYVIEW PH II SUBPH A & B PI#6062.3400/9 Parcel ID Number 606234009 Property Address: 10422 SPRING TIDE WAY PARRISH, FL 34219 Names in which assessed: JOE L OLIVER, LINDA OLIVER All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina

Oct. 24, 31; Nov. 7, 14, 2025 25-01967M

Colonneso, Manatee County Clerk of

the Courts.

## FOURTH INSERTION NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1845

Tax Deed #:2025TD000188 NOTICE IS HEREBY GIVEN that HMF FL H LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1845 Year of Issuance 2023 Description of Property LOT 64 PERIDIA UNIT ONE PI#16980.0320/7 Parcel ID Number 1698003207 Property Address: 4465 BRADENTON, PRO AM AVE E FL 34203 Names in which assessed: MARGERY ROBERTSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

## 25-01972M FOURTH INSERTION

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

Certificate Number: 2023-2352

Tax Deed #:2025TD000218 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2352 Year of Issuance 2023 Description of Property LOT 5 BLK 11 RUBONIA. BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20936.0000/1 Parcel ID Number 2093600001 Property Address: 1119 72ND ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

### FOURTH INSERTION NOTICE OF APPLICATION

### FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-1478 Tax Deed #:2025TD000184 NOTICE IS HEREBY GIVEN that HMF FL B LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1478 Year of Issuance 2023 Description of Property E1/2 OF LOT 99, ALL LOT 100 MANATEE GARDENS THIRD SEC PI#12311.1000/6 Parcel ID Number 1231110006 Property Address: 1911 2ND AVE E BRADENTON, FL 34208 Names in which assessed: VERAVANA, LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01965M

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

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

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

25-01969M

#### FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2023-2653 Tax Deed #:2025TD000206 NOTICE IS HEREBY GIVEN that HMF FL G LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2653 Year of Issuance 2023 Description of Property LOT 1 LEWIS PARK SUB PI#25375.0010/6 Parcel ID Number 2537500106 Property Address: 2118 2ND AVE PALMETTO, FL 34221 Names in which assessed: JACQUELINE M RAINEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

# FOURTH INSERTION

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

Certificate Number: 2023-3943 Tax Deed #:2025TD000194 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL  $34205\ \mathrm{Names}$  in which assessed: KATO GENERAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

25-01982M

#### FOURTH INSERTION NOTICE OF APPLICATION

## FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-1514 Tax Deed #:2025TD000185 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1514 Year of Issuance 2023 Description of Property LOT 4 GREGORYS SUB PI#13184.0000/7 Number 1318400007 Parcel ID Property Address: 2212 2ND AVE E BRADENTON, FL 34208 Names in which assessed: JEANETTE B IRVING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01966M

# FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2022-4923

Tax Deed #:2025TD000204 NOTICE IS HEREBY GIVEN that HMF FL J, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2022-4923 Year of Issuance 2022 Description of Property UNIT 1 VIVIENDA AT BRADENTON II CONDO PI#61091.6180/9 Parcel ID Number 6109161809 Property Address: 3204 60TH AVE W BRADENTON, FL 34207 Names in which assessed: ROBERT ROSE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025 25-01970M

# FOURTH INSERTION

#### NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4743

Tax Deed #:2025TD000211 NOTICE IS HEREBY GIVEN that HMF FL E, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4743 Year of Issuance 2023 Description of Property UNIT 4034 MIRROR LAKE CONDO SEC 2 PI#61455.0145/5 Parcel ID Number 6145501455 Property Address: 3535 59TH AVE W BRADENTON, FL 34210 Names in which assessed: JOHN STEVENSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

# FOURTH INSERTION

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

NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2846 Year of Issuance 2023 Description of Property LOTS 1 & 2, BLK L, PLAT OF EAST PALMETTO, PI#27962.0100/9 Parcel ID Number 2796201009 Property Address: 203 8TH ST W PALMETTO, FL 34221 Names in which assessed: MICHAEL E AMERES, SARAH W AMERES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01981M

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

**MANATEE COUNTY** 

#### SECOND INSERTION

#### NOTICE OF SELF STORAGE PUBLIC SALE

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storagetreasures.com on November 21,2025 at 10:00am. The sale may be withdrawn at any time without further notice.

Lisa Dowell - Unit C313 - HHG / Furn / Persnl Itms

November 7, 14, 2025 25-02075M

#### SECOND INSERTION

#### NOTICE OF PUBLIC SALE

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

and best bidder for cash: A 1981 Cree PT Park Model, and the contents therein, if any abandoned by previous owner Debra Herrington.
On November 25, 2025, at 9:00am

at Fiesta Grove RV Resort located at 8615 Bayshore Rd., Lot 23, Palmetto, FL 34221.

Dated: October 31, 2025 SHUMAKER, LOOP & KENDRICK, LLP By: /s/ Erin C. Mason Erin C. Mason, Esq. Florida Bar No. 1058844 240 S. Pineapple Ave., Box 49948 Sarasota, Florida 34230 liackson@shumaker.com afleisher@shumaker.com Telephone: (941) 366-6660 Facsimile: (941) 366-3999 Attorneys for Florida Palms Estates November 7, 14, 2025 25-02086M

#### SECOND INSERTION

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

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

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

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

The personal representative has no

# 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 DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3819 Year of Issuance 2023 Description of Property UNIT 206-C BLDG B BAYSHORE ON THE LAKE COND APTS SEC 1 PI#50576.1035/3 Parcel ID Number 5057610353 Property Address: 4160 HERON WAY BRADENTON, FL 34205 Names in which assessed: DAVID G PRATT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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 property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3716 Year of Issuance 2023 Description of Property E 38 FT OF LOT 76 & W 15 FT OF LOT 77 BELLE MEAD PI#48483.0000/2 Parcel ID Number 4848300002 Property Address: 1107 29TH AVE W BRADENTON, FL 34205 Names in which assessed: CT JONES, MILDRED A JONES All of said property being in the County of Manatee, State of Florida Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

25-01978M

#### duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this

#### notice is November 7, 2025. Personal Representative: R. Matthew Elliott, Esquire

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

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

# FOURTH INSERTION

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

Certificate Number: 2023-2369 Tax Deed #:2025TD000219 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following  $\operatorname{certificate}(s)$  has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2369 Year of Issuance 2023 Description of Property LOT 37 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#21106.0000/0 Parcel ID Number 2110600000 Property Address: 1502 72ND STREET CT E PALMETTO, FL 34221 Names in which assessed: ISMAEL HERNANDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 11/24/2025 at 10:00 am. by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 24, 31; Nov. 7, 14, 2025

25-01987M

# FOURTH INSERTION

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

Certificate Number: 2023-3579 Tax Deed #:2025TD000191 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3579 Year of Issuance 2023 Description of Property LOT 118 ORANGE RIDGE SUB PI#46464.0000/4 Parcel ID Number 4646400004 Property Address: 2505 3RD ST E BRADENTON, FL 34208 Names in which assessed: DELTA TRANSACTIONS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) be sold to the highest bidder online at manatee.realforeclose.com 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

25-01977M

#### SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2342 Year of Issuance 2023 Description of Property A TRIANGULAR TRACT BOUNDED N & W BY BAY SHORE ROAD, ON E BY 1/4 SEC LINE, ON S BY A DITCH LYING & BEING IN E1/2 OF SW1/4 OF NE1/4 P-12 PI#20736.0000/5 Parcel ID Number 2073600005 Property Address: 7604 BAYSHORE RD PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Nov. 7, 14, 21, 28, 2025

#### 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 Number 2092500053 Property Address: 7103 10TH AVENUE DR 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 manatee.realforeclose.com 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts

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

SECOND 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.

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

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

Colonneso, Manatee County Clerk of

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 DESC AS FOL;

BEG AT A PT IN THE W BDRY LINE

OF NW1/4 OF NW1/4 WHERE SD

BDRY LINE IS INTERSEC BY THE

S BDRY LINE OF THE PUB RD,

THENCE S 420 FT, N 73 DEG 45 MIN E 920 FT TO THE SW COR OF

A TRACT OF LAND HERETOFORE

CONV TO ELOISE JOHNSON,

THENCE S 210 FT, N 73 DEG 45 SEC

E 125 FT FOR POB. CONT N 73 DEG

45 MIN E 85 FT THENCE N 45 FT

WLY PARALLEL TO THE S LINE OF

THE TRACT HEREIN CONV 85 FT,

THENCE S 45 FT TO THE P O B P-79

PI#4478.0000/4 Parcel ID Number

447800004 Property Address: 7807

120TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE

SIMS, JAMES SIMS All of said property

being in the County of Manatee, State of

Florida. Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s) will be sold to the highest bidder online

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

Colonneso, Manatee County Clerk of

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

at manatee.realforeclose.com

at manatee.realforeclose.com

certificate number(s), year(s)

#### SECOND INSERTION

### NOTICE OF APPLICATION FOR TAX DEED

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 manatee.realforeclose.com 12/08/2025 at 10:00 am, by Angelina

the Courts.

# Section 197.512 F.S.

Colonneso, Manatee County Clerk of Nov. 7, 14, 21, 28, 2025 25-02068M

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-2239

Tax Deed #:2025TD000214

NOTICE IS HEREBY GIVEN that IDE

TECHNOLOGIES, INC the holder of

the following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of the property and the name(s) in

which it was assessed are as follows:

Certificate Number: 2023-2239 Year of

Issuance 2023 Description of Property

COM AT THE SW COR OF SEC 30;

RUN E 1854.93 FT; TH N 0 DEG 02 MIN W 1065.6 FT TO POB; TH N 0

DEG 02 MIN W 266.4 FT; TH E 163.5

FT; TH S 0 DEG 02 MIN E 266.4

FT; TH W 163.5 FT TO THE POB

(1422/362) PI#19917.0005/3 Parcel

ID Number 1991700053 Property

Address: 7515 19TH ST E SARASOTA,

FL 34243 Names in which assessed:

FORTUNATO RAMIREZ MEJIA All

of said property being in the County

of Manatee, State of Florida. Unless

such certificate(s) shall be redeemed

according to the law the property

described in such certificate(s) will

be sold to the highest bidder online

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

Colonneso, Manatee County Clerk of

manatee.realforeclose.com

the Courts.

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

SECOND INSERTION

Certificate Number: 2023-2351 Tax Deed #:2025TD000217 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2351 Year of Issuance 2023 Description of Property LOT 4 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20935.0000/3 Parcel ID Number 2093500003 Property Address: 1115 72ND ST PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

# 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 PI#44564.2315/3 ID Number 4456423153 Property Address: 2514 17TH STREET LN BRADENTON, FL 34205 Names in which assessed: DEBORAH L CATERINO, WANDA J BAKER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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

### Nov. 7, 14, 21, 28, 2025 25-02062M NOTICE OF APPLICATION

### NOTICE OF APPLICATION FOR TAX DEED

SECOND INSERTION

Section 197.512 F.S.

Certificate Number: 2023-1630 Tax Deed #:2025TD000213 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s). year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1630 Year of Issuance 2023 Description of Property A TRACT OR PARCEL OF LAND SITUATED IN STATE OF FLORIDA, LYING IN SEC 36, TWN 34S, RNG 18E, BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT NW COR OF SD SEC 36; TH S 88 DEG 14 MIN 56 SEC E ALG N LN OF SD SEC 337.42 FT TO A PT ON E LN OF TRACT 802 (GRAND HARBOUR PKWY) AS SHOWN ON RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPH A, UNIT 1, PG 39, PG 160-179 – FULL LEGAL DESCRIPTION FOUND PROPERTY APPRAISER WEBSITE, WWW.MANATEEPAO.
COM, AND AT WWW. MANATEEREALFORECLOSE COM Property Address: 7805 SR 64 E BRADENTON, FL 34212 Names in which assessed: HERITAGE HARBOUR SOUTH CDD, HERITAGE HARBOUR SOUTH COMMUNITY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online

Nov. 7, 14, 21, 28, 2025 25-02064M

manatee.realforeclose.com

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

Colonneso, Manatee County Clerk of

# SECOND INSERTION

# FOR TAX DEED

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

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-404 Year of Issuance 2023 Description of Property THE EAST 70 FT OF THE FOLLOWING DESC PROPERTY: A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, TWN 33S, RNG 19E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91, PI#4366.0005/9 Parcel ID Number 436600059 Property Address: 11945 81ST ST E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025 25-02060M

# SECOND INSERTION

25-02063M

#### NOTICE OF APPLICATION FOR TAX DEED

Section 197.512 F.S. Certificate Number: 2021-3723 Tax Deed #:2025TD000224

NOTICE IS HEREBY GIVEN that BEAMIF A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2021-3723 Year of Issuance 2021 Description of Property S1/2 LOT 46, N1/2 OF LOT 47 UNREC PL OF J Q LOGUE PROP PI#48721.0000/5 Parcel ID Number 4872100005 Property Address: 2823 17TH ST W BRADENTON, FL 34205 Names in which assessed: SCOTT SPINHARNEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

#### SECOND INSERTION

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

Certificate Number: 2020-4781 Tax Deed #:2025TD000223

NOTICE IS HEREBY GIVEN that BEAMIF A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-4781 Year of Issuance 2020 Description of Property LOT 18 LESS S 5 FT GREGORY ESTATES SECOND ADD PI#50712.0000/9 Parcel ID Number 5071200009 Property Address: 3501 BRADENTON, FL 19TH ST W 34205 Names in which assessed: AIDA MARIA REYES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

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

#### SECOND INSERTION NOTICE OF APPLICATION

#### FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-2585 Tax Deed #:2025TD000225

NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2585 Year of Issuance 2023 Description of Property BEING A PORTION OF THE W 1/2OF THE NE 1/4 OF THE SW 1/4  $\acute{\mathrm{OF}}$ THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E, SAME BEING A PORTION OF LANDS DESC IN OR BK 2352, PG 3230 PRMCF, DESC MORE FULLY AS FOLLOWS: COM AT THE SE COR OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH N 00 DEG 13 MIN 48 SEC E, ALG THE E LN OF SD W 1/2, A DIST OF 256.72 FT TO THE POB; TH S 89 DEG 57 MIN 52 SEC W, A DIST OF 308.90 FT TO THE E LN OF E 10TH AVE. A 25FT WIDE PRIVATE R/W REC IN DB 381, PG 319 & OR BK 1638 PG 4695, PRMCF; TH N ALG SD E LN, A DIST OF 140.75 FT; TH N 89 DEG 54 MIN 50 SEC E, A DIST OF 309.47 FT TO THE E LN OF SD W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, TWN 34S, RNG 17E; TH S 00 DEG 13 MIN 48 SEC W, ALG SD E LN A DIST OF 141.02 FT TO THE POB. TOG WITH A 25 FT EASMNT PER OR 1638/4695.  $(OR \quad 2714/6646) \quad PI \# 24823.0060/9$ Parcel ID Number 2482300609 Property Address: 2760 10TH AVE E PALMETTO, FL 34221 Names in which assessed: J VENTURA CASTILLO TRUJILLO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online manatee.realforeclose.com 12/08/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

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