

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Bidding: All bidding will take place online at StorageTreasures.com on **December 11, 2025**, at 10:00 AM EST. Property will be sold to the highest bidder.

7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Billy Evans: golf clubs, fishing poles, totes, boxes, suitcases, shop vac, coolers, bags; Robert Parrish: furniture, boxes, bed frame, personal affects;

7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109, Haley Clary: Clothing, area rug, mattress, plastic shelf, storage chest, small backpack purse, tote, vacuum, small tables; Cassandra Green: clothing, shoes, luggage, sofa, box spring, dresser; Taylor Kofmehl: Clothing, shoes, bags, totes, riptstick board, skateboard, tools; Rex Chupp: Totes, cooler, boxes, folding chair; Reginald Kendall, Jr: Boxes, totes plastic shelf, metal shelf, computer, window a/c. shoes, suitcase, small storage containers, punching bag, generator, sleeping bag, hand truck, baseball glove.

7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083, Foster Smith: Laptop, bags, clothing, luggage, speaker ; Laytoya Cosby: Boxes, totes, mattress, wall art, hand weights, bags; Victoria Linquist Boxes, ottoman, bags, chair, dog bed; Ishmael Rolle: Desks;

7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616, Tammy Odem: Totes, Bags, Boxes, Printer, Personal items, Clothes.; Brenda Maclean: Clothes, Suitcase, Bags, Tubs, DVR, Wall art; Brandy Jones: Bar stools, Dresser, Totes, Coffee tables, Personal items, Chair, Crutches, Shelving, Pillows, Aluminum folding table, Purses.

8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939, Lennon Henderson: Tools, lunch box, fan, bags, bedding, laundry basket, plastic totes; Jordan Smith: Tools, Buckets, Tool box, 4 wheeler, chairs, cabinets, hoses, generator, cooler, pvc piping; Sharon Smith: Clothes, Coffee maker, dolly, totes, organizer, dresser, night stand, furniture, bedding, boxes, bicycle, cooler, tools, luggage; Great Boyer: Leather rocking chair and matching ottoman, leather foot rest, ceiling fan, totes, pictures; Darion Hart: Dresser, cookware, luggage, night stand, home decor, fish tank, twin bed set, pictures, folding chair, home speakers, camping chair, tommy bahama umbrella, totes.

7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117, Edward Jones: Tool chest, tool box, wall panel, doors, saws, shop vac, hand tools, tool case, sprayer, floor dolly, paint, shovels, boxes; Cathleen M Salamone: Boxes, totes, garbage bag, lamp shade

7013 - 14710 SR 64 East Bradenton, FL 34212 - 941-491-0078: Dana Broderick: Artwork, Mirror, totes, boxes, blanket, duffle bag.

7106 - 1102 53rd Ave W, Bradenton, FL 34207 - 941-334-2980, Debbie Knight: Recliner Hover round chair, Stereo, Tubs, Boxes, Tent, Life jackets, Comforters, Books, 2 12v batteries; Althena Alvarado: Bikes, Vacuum cleaner, Totes, Coffee tables, Mini Fridge, Microwave, Art work, Tires, Kids toys, Baseball bat, Table& chairs, Fishing pole; Christopher M: Books, Totes, Fan, Boxes; Courtney Woodall: Air Hockey table, Kitchen cabinets, Vacuum cleaner, Toilet bowl, Tiles, Art work, Printers, Totes, Mirror, Gas grill; Chris Milbert: Tools, Fan, Fishing poles, Mattress& Box springs, Wall a/c unit, Speakers, **Jeep in unit is not included the Auction**; Jamie Wood: Wire shelf, Shoe's Shoe organizer, Fan, Books, Plastic shelving, Clothes, Totes, Personal items, Mirror; Ariana Sadler: Coffee table, Microwave, Office chair, End table, Suitcase, Folding chair, Storage bins, Clothes, Paint.

November 21, 28, 2025 25-02167M

FIRST INSERTION

NOTICE OF SHERIFF'S SALE
NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Pasco Circuit Court of Pasco County, Florida, on the 1st day of October, 2025, in the cause wherein Marilyn G Redmond was plaintiff(s) and Faramarz Farrohi was defendant(s), being case number 13-5379-CA in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, Faramarz Farrohi, in and to the following described real property, to-wit:

The 50% undivided interest of the following described real property of the defendant(s) Faramarz Farrohi, to wit: Lot 575 Parrish Lakes Phases IIA2, IIA4, and IIA5, according to the map or plat thereof, as recorded in Plat Book 82, Page(s) 126 through 152, of the Public Records of Manatee County, Florida
Property Address: 7482 Sea Manatee St, Parrish, FL 34219
Parcel Identification No.: 650951459

and on the 30th day of December, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.
CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA
BY: John Dickerman D.S.
Nov. 21, 28; Dec. 5, 12, 2025

25-02191M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

OR E-MAIL:
legal@businessobserverfl.com



FIRST INSERTION

NOTICE OF SALE OF MOTOR VEHICLE

Pursuant to Florida Statute 713.585, Mid-Florida Lien And Title Service, LLC, will sell at public sale for cash the following described vehicle(s) located at lienor's place to satisfy a claim of lien. 2000 INTL VIN: 2HSEAMRXXYC62725. Lien Amt:\$34512.90. Lienor/BELLAMY TRUCKING & REPAIR. 12165 US HIGHWAY 301 N PARRISH, FL 941-807-3510. Sale Date: December 15, 2025, 10:00AM AM. At Mid Florida Lien & Title Service LLC. 3001 Aloma Ave. Winter Park FL 32792. Said vehicle(s) may be redeemed by satisfying the lien prior to sale date. You have the right to a hearing at any time prior to sale date by filing a demand for hearing in the circuit court. Owner has the right to recover possession of vehicle by posting a bond in accordance with F.S. 559.917. Any proceeds in excess of the amount of the lien will be deposited with the Clerk of Circuit Court in the county where the vehicle is held.

November 21, 2025 25-02194M

FIRST INSERTION

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("**Board**") of the Del Webb Sunchase Community Development District ("**District**") will hold a Regular Meeting on December 1, 2025 at 10:00 a.m., at Del Webb Bayview Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
November 21, 2025 25-02173M

FIRST INSERTION

COLONIAL MANOR MHC HOLDINGS, LLC
900 9TH AVENUE EAST PALMETTO, FL 34221
715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY

(Certified Mail, Return Receipt Required and by Regular Mail)
AND PUBLISHED PURSUANT TO F.S. 709.109(2)
TO: KALMAN HARTIG AND ANY UNKNOWN PARTY(s) IN POSSESSION AT:

900 9th Avenue East, LOT 100 Palmetto, Manatee County, Florida 34221
CMRR: 9589-0710-5270-0136-5678-18

When you vacated the premises at 900 9TH AVENUE EAST, LOT 100, PALMETTO, FL 34221 the following personal property remained:

1971 MAUVE RITZ-CRAFT, INC. UNKNOWN MODEL DOUBLE WIDE MOBILE HOME, VIN# 07113337A; Title # 0004961789; VIN# 07113337B; Title # 0004961790; and UNIDENTIFIED PERSONAL PROPERTY INSIDE IT.
If you own this property, you may claim

November 21, 28, 2025 25-02195M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

A 1968 Mobile Home, VIN 1260236 and the contents therein, if any, abandoned by former tenant, Bethany L. Proesch

On December 4, 2025 at 9:00am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 145, Bradenton, Florida 34210.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Royal Garden Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com
November 21, 28, 2025 25-02158M

FIRST INSERTION

Notice of Public Board Regular Meeting
Tara Community Development District

The Tara Community Development District will hold a Special Meeting on Tuesday, December 9, 2025, at 10:00 a.m., at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

First Insertion
Notice of Meetings
Fiscal Year 2025/2026
Harbourage at Braden River Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harbourage at Braden River Community Development District shall be held at 12:30 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203. The remaining meeting dates are as follows:

Kristee Cole
District Manager
November 21, 2025 25-02157M

FIRST INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF MEETING

The Board of Supervisors ("**Board**") of the Riversong Community Development District ("**District**") will hold a Regular Meeting on December 1, 2025 at 11:00 a.m., at Del Webb Bayview Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
District Manager
November 21, 2025 25-02172M

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 Hustle Destiny Beauty located at PO BOX 15 in the City of Ellenton, Manatee, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of November, 2025
Christine Carcamo
November 21, 2025 25-02166M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that JPL & Associates, LLC, a Florida limited liability company, desiring to engage in business under the fictitious name of "Commercial Spaces by JPL", located primarily at 1500 State Street, Suite 203, Sarasota, Florida 34236, Sarasota County, and operating within multiple counties, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 12th day of November 2025.

November 21, 2025 25-02171M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of MICHAEL FRANK SPLANE will, on January 6, 2026, at 11:00 a.m., at 4918 14th Street West, Lot #N2, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1961 NEWMO MOBILE HOME, VIN: 50X1300879, TITLE NO.: 0010534856 and all other personal property located therein
PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#10108-2720)
November 21, 28, 2025 25-02178M

FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026
Harbourage at Braden River Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harbourage at Braden River Community Development District shall be held at 12:30 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203. The remaining meeting dates are as follows:

December 8, 2025
January 12, 2026
February 9, 2026
March 9, 2026
April 6, 2026
(Budget Workshop) April 13, 2026
May 11, 2026
June 8, 2026
August 10, 2026
September 14, 2026
All meetings will convene at 12:30 p.m. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 at (813) 514-0400, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Rizzetta & Company, Inc. at (813) 514-0400. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.
Rizzetta & Company, Inc., District Management
November 21, 2025 25-02174M

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 Invisible Sparks located at 3421 Box Turtle Terr in the City of Parrish, Manatee, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of November, 2025
Invisible Sparks LLC
November 21, 2025 25-02182M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Pober Co. located at 7906 Ashley Cir, in the County of Manatee, in the City of Bradenton, Florida 34201 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 14th day of November, 2025.

Ilya Poberezhskiy
November 21, 2025 25-02165M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of R Young & Co located at 6400 Manatee Ave W Ofc, in the County of Manatee, in the City of Bradenton, Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 19th day of November, 2025.

YOUNG MENTAL HEALTH SOLUTIONS, PLLC
November 21, 2025 25-02156M

FIRST INSERTION

NOTICE OF BOARD MEETING
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **December 4, 2025, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.weecd.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jrgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Jason Greenwood, District Manager
Governmental Management Services – Tampa, LLC
November 21, 2025 25-02159M

FIRST INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2025 CP 2501
Judge Diana Moreland
IN RE: ESTATE OF
VIRGINIA M. DERRICKS
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 VIRGINIA M. DERRICKS, deceased, Case No. 2025 CP 2501 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was July 30, 2025; that the total value of the estate is approximately \$144,000.00, including exempt assets, if any, and that the name of those to whom it has been assigned by such order is:

Linda Sue Rowley
ALL INTERESTED PERSONS ARE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-2595
IN RE: ESTATE OF
DEAN GARATI, Deceased.

The administration of the estate of Dean Garati, deceased, whose date of death was May 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025 CP 2495
IN RE: THE ESTATE OF:
DEBORA ALLIENE COHEN,
Deceased.

The administration of the estate of DEBORA ALLIENE COHEN, deceased, whose date of death was August 29, 2025, and whose Social Security Number is xxx-xx-0240, is pending in the Circuit Court in and 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 WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP2003
IN RE: ESTATE OF
SHIRLEY M. EDGEOMB
Deceased

The administration of the Estate of SHIRLEY M. EDGEOMB, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024-CP-002012
Division Probate
IN RE: ESTATE OF
LUIGI VIPPOLIS
Deceased.

The administration of the estate of LUIGI VIPPOLIS, deceased, whose date of death was July 11, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and oth-

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1976
IN RE: ESTATE OF
RAMONA TUTELA,
Deceased.

The administration of the estate of RAMONA TUTELA, deceased, whose date of death was JUNE 19, 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 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 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

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA.
CIVIL DIVISION
CASE NO. 2021CA004711AX
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY, BUT
SOLELY AS TRUSTEE OF THE
TRUMAN 2021 SC9 TITILE TRUST,
Plaintiff, vs.
GREGG GONCZY; ET AL
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated April 3, 2023 and an Order Resetting Sale dated October 30, 2025 and entered in Case No. 2021CA004711AX of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS TRUSTEE OF THE TRUMAN 2021 SC9 TITILE TRUST is Plaintiff and GREGG GONCZY; YVETTE GONCZY; JPMORGAN CHASE BANK, NATIONAL ASSOCIATION SUCCESSOR BY MERGER TO CHASE MANHATTAN BANK USA, N.A.; THE INLETS AT RIVERDALE NEIGHBORHOOD ASSOCIATION INC, C/O ASSOCIA GULF COAST, INC.; THE INLETS AT RIVERDALE, INC.; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on December 17, 2025, the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 317, OF RIVERDALE REVISED, A SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98 AND DESCRIBED IN VACATION OF CANAL (R-94-33V), RECORDED IN OFFICIAL RECORDS BOOK 1428, PAGES 86 THROUGH 89, PUBLIC

FIRST INSERTION

RECORDS OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT THE NORTHEAST CORNER OF SAID LOT 317; THENCE N. 27°30'00"W, ALONG THE NORTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 317, A DISTANCE OF 6.00 FEET; THENCE S.62°30'00"W, A DISTANCE OF 75.00 FEET; THENCE S.27°30'00"E., TO THE NORTHWEST CORNER OF SAID LOT 317, A DISTANCE OF 6.00 FEET; THENCE N. 62°30'00" E., ALONG THE NORTH LINE OF SAID LOT 317, A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

-A/K/A 4723 SPINNAKER DR, BRADENTON, FL 34208

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.

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

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

DATED November 4, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1422-184323 / SM2
November 21, 28, 2025 25-02170M

FIRST INSERTION

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number: 2025 CP 2350 AX
IN RE: ESTATE OF
JERRY C. WILBER
Deceased.

The administration of the Estate of Jerry C. Wilber, deceased, whose date of death was September 30, 2024, 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, 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 ON OR BEFORE THE LATER OF THREE (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 who have claims or demands against decedent's estate, must file their claims with this court WITHIN 3 MONTHS AFTER THE

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
CASE NO.: 2025CA001014AX
B-MUSED, LLC,
Plaintiff, vs.
THE UNKNOWN SPOUSE, HEIRS,
DEWISEES, BENEFICIARIES,
GRANTEES, ASSIGNEES,
LIENORS, CREDITORS,
TRUSTEES AND ALL OTHER
PARTIES CLAIMING AN
INTEREST BY, THROUGH,
UNDER OR AGAINST THE
ESTATE OF MARILYN FENNEL,
DECEASED, et al.,
Defendant(s).

NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure executed on October 28, 2025, and entered in Case No. 412025CA001014CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which B-MUSED, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEWISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED; UNKNOWN SPOUSE OF MARILYN FENNEL; SECRETARY OF HOUSING AND URBAN DEVELOPMENT; SUMMERFIELD/RIVERWALK VILLAGE ASSOCIATION, INC. US DEPARTMENT OF TREASURY/INTERNAL REVENUE SERVICE are defendants, Angelina Colonneso, Clerk of the Court, will sell to the highest and best bidder for cash in/ on www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes, Manatee County, Florida on December 17, 2025 at 11:00 am the following described property as

HOW TO PUBLISH YOUR LEGAL NOTICE

IN THE

BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

Business Observer

IV2025

The date of first publication of this notice is November 21, 2025.

Personal Representative:
YVONNE LEFEBRE-VIPPOLIS
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
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:
mchampton@blalockwalters.com
November 21, 28, 2025 25-02197M

ESTATE

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 2347 IN RE: ESTATE OF MARTIN PAUL SACHS, Deceased. The administration of the ESTATE OF MARTIN PAUL SACHS, deceased, whose date of death was August 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 21, 2025. Personal Representative: RONNIE SACHS c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: MICHAEL A. KOSTRUBA Florida Bar No. 1035963 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mkostruba@fergesonskipper.com services@fergesonskipper.com November 21, 28, 2025 25-02180M	with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 the first publication of this Notice is November 21, 2025. Person Giving Notice: CONNIE S. MCCULLEY, Petitioner 1308 53rd Street S Gulfport, FL 33707 Attorney for Personal Representative: Cynthia E. Orozco, Attorney for Petitioner Florida Bar No. 449709 P.O. Box 47277 St. Petersburg, FL 33743-7277 (727)346-9616; email: cattorney1@tampabay.rr.com November 21, 28, 2025 25-02161M

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2301 Division Probate IN RE: ESTATE OF ROBERT E. DORSHAW, JR. Deceased. The administration of the estate of Robert E. Dorshaw, Jr., deceased, whose date of death was April 11, 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. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Gregory Dorshaw 5203 East 97th Street Tulsa, Florida 74137 Attorney for Personal Representative: Logan Elliott, Attorney Florida Bar Number: 86459 Elliott Law, P.A. 5105 Manatee Avenue West, Suite 15A Bradenton, FL 34209 Phone: (941) 792-0173/ Fax: (941) 240-2165 E-Mail: logan@elliottelderlaw.com November 21, 28, 2025 25-02168M	NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002600 Division PROBATE IN RE: ESTATE OF JOAN M. BOW Deceased. The administration of the estate of JOAN M. BOW, deceased, whose date of death was August 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-2344 Division Probate IN RE: ESTATE OF CLAUDIA L. BARRON A/K/A CLAUDIA BARRON Deceased. The administration of the estate of Claudia L. Barron a/k/a Claudia Barron, deceased, whose date of death was August 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025. Personal Representative: Kristen Terrell 1620 64th Street Court East Bradenton, Florida 34208 Attorney for Personal Representative: Douglas A. Dodson II Florida Bar Number: 126439 DORCEY LAW FIRM PLC 10181 Six Mile Cypress Parkway, Ste C Fort Myers, FL 33966 Telephone: (239) 418-0169 Fax: (239) 418-0048 E-Mail: douglas@dorceylaw.com Secondary E-Mail: probate@dorceylaw.com November 21, 28, 2025 25-02183M	Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is November 21, 2025 Personal Representative: /s/ Linda M Hopkins Linda M. Hopkins 5402 17th Avenue West Bradenton, FL 34205 Attorney for Personal Representative: /s/ Rebecca Proctor Rebecca J. Proctor, Esq. PROCTOR ELDER LAW, PA Florida Bar Number: 0629774 3027 Manatee Avenue W., Suite A BRADENTON, FL 34205-4200 Telephone: (941) 251-6969 E-Mail: rproctor@rebeccaproctor.com Secondary E-Mail: assistant@rebeccaproctor.com November 21, 28, 2025 25-02175M

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002656-AX IN RE: ESTATE OF OLGA M. BRACCIANO, Deceased. The administration of the Estate of OLGA M. BRACCIANO, Deceased, whose date of death was February 22, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Divi-	sion, 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	BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-

732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: November 21, 2025.

GLORIA M. BRACCIANO
Co-Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, FL 34202
DAVID M. BRACCIANO
Co-Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, FL 34202

Justin W. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive,
Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email:
jwnajmy@najmythompson.com
Secondary Email:
msscott@najmythompson.com
November 21, 28, 2025 25-02196M

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

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

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

The date of the first publication of this Notice is November 21, 2025.

Signed on this 19 day of September, 2025.

Personal Representative:
/s/ Jayleen K. Montgomery
JAYLEEN K. MONTGOMERY
7808 40th Drive West
Bradenton, FL 34209

Attorney for Personal Representative:
/s/ James D Jackman
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West,
Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
November 21, 28, 2025 25-02176M

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT
FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001469
Division Probate
IN RE: ESTATE OF
NANCY S. EVANS
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 NANCY S. EVANS, deceased, File Number 2025-CP-001469, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was March 26, 2025; that the total value of the estate is \$11,550.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
TONI TAYLOR
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the

decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is November 21, 2025.

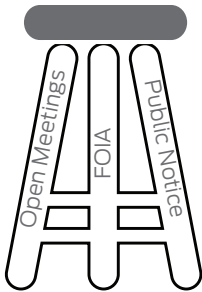
Person Giving Notice:
TONI TAYLOR
c/o Jenna Kyle Meltzer
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205

Attorney for Person Giving Notice
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 21, 28, 2025 25-02184M

-- ACTIONS / SALES --			
FIRST INSERTION		FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 412025CA000948CAAXMA AMERIHOME MORTGAGE COMPANY, LLC; Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MICHAEL L. DONNELLY A/K/A MICHAEL LOUIS DONNELLY, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgment 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: Unit 111, Building K, of Bayshore-on the-Lake Condominium Apartments, Phase II Section 3, a Condominium, according to the Declaration of Condominium recorded in Official Records Book 993, Page(s) 656 through 682, inclusive, and all subsequent amendments thereto, together with its undivided share in the common elements, in the Public Records of		Manatee County, Florida. Property Address: 3520 LAKE BAYSHORE DR., BRADENTON, FL 34205 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 TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501 Attorneys for Plaintiff 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.: 25-01472 November 21, 28, 2025 25-02169M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025CA2715 KYLE STOKKE, Plaintiff, v. ANY UNKNOWN HEIRS AND BENEFICIARIES OF JAMES E. ADAMS; CTX MORTGAGE COMPANY, LLC; WELLS FARGO BANK, N.A.; and FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants. TO: ANY UNKNOWN HEIRS, DEVISEES, GRANTEES, CREDITORS, AND BENEFICIARIES OF JAMES E. ADAMS, DECEASED, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THEM, AND ALL UNKNOWN PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: 1977 Ritz manufactured mobile home, VIN Nos. R11021278A and R11021278B (the "Mobile Home"), currently located at 6710 36th Avenue East, Lot 124, Palmetto, FL 34221-9664. YOU ARE NOTIFIED that an action for quiet title and for declaratory relief and/or concerning the above-described Mobile Home has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Barnes Walker, Goethe, Perron, Johnson & Shea, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 DAYS FROM FIRST PUB and file the original with the Clerk of this Court either before service on the Plaintiff's at-		NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 2025CA001591AX FIFTH THIRD BANK, NATIONAL ASSOCIATION Plaintiff, vs. MICHAEL HART AKA STEPHEN MICHAEL HART, ERICA JOY HART AKA ERICA HART, et al. Defendants. TO: ERICA JOY HART AKA ERICA HART CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 7404 MILL HOPPER CT PALMETTO, FL 34221 MICHAEL HART AKA STEPHEN MICHAEL HART CURRENT RESIDENCE UNKNOWN LAST KNOWN ADDRESS 7404 MILL HOPPER CT PALMETTO, FL 34221 You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 80 OF OLD MILL PRESERVE PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 59, PAGE 88, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. commonly known as 7404 MILL HOPPER CT, PALMETTO, FL 34221 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, on or before 30 days from the first date of publication and file the original with	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS and BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 10, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 2025CA000806AX Freedom Mortgage Corporation, Plaintiff, vs. Bryce Larkin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 21st day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 551, SUMMERWOODS - PHASES IC & ID, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 160 THROUGH 172, INCLUSIVE, OF THE	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2024-CA-001954 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated November 12, 2025, and an Order Granting Plaintiff's Motion to Reset Foreclosure Sale dated November 17, 2025, issued in and for Manatee County, Florida, in Case No. 2024-CA-001954, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY, BUT SOLELY AS OWNER TRUSTEE OF FF INVESTORCO GRANTOR TRUST is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on January 08, 2026, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:		PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 401620959 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated This 17th day of November, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 25-F00946 November 21, 28, 2025 25-02186M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 2025-DR-001410 JEFFERSON DOR and ROSELENE DOR, Petitioners, and MARIE BONCOEUR, Respondent/Mother. TO: MARIE YVES BONCOEUR Last Known Address: 6038 Indrio RD Apt S8, Fort Pierce, FL 34951 YOU ARE NOTIFIED that a Petition For Temporary Custody By Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for the Petitioners, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioners, Jefferson Dor and Roselene Dor, on or before 12/26/2025, and file the original with the Clerk of this Court at: Manatee County Clerk of Circuit Court, 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The minor child(ren) are identified as follows: M.G.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti M.R.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti Physical Description of Respondent: Age: 55 Hair Color: Black Race: Haitian/Black Eye Color: Brown Approximate Height: 5'5 Approximate Weight: Approx 150 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.		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 19th day of November 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpqlaw.com Counsel for Plaintiff By: /s/ Nicholas 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 Jennifer Schick, Florida Bar No. 195790 10368-012 November 21, 28, 2025 25-02198M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA FAMILY LAW DIVISION Case No: 2025-DR-001410 JEFFERSON DOR and ROSELENE DOR, Petitioners, and MARIE BONCOEUR, Respondent/Mother. TO: MARIE YVES BONCOEUR Last Known Address: 6038 Indrio RD Apt S8, Fort Pierce, FL 34951 YOU ARE NOTIFIED that a Petition For Temporary Custody By Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for the Petitioners, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioners, Jefferson Dor and Roselene Dor, on or before 12/26/2025, and file the original with the Clerk of this Court at: Manatee County Clerk of Circuit Court, 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition. The minor child(ren) are identified as follows: M.G.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti M.R.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti Physical Description of Respondent: Age: 55 Hair Color: Black Race: Haitian/Black Eye Color: Brown Approximate Height: 5'5 Approximate Weight: Approx 150 Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.		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, you may contact legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulcoast Legal Services at (941) 746-6151 or www.gulcoastlegal.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: NOV 12TH, 2025. CLERK OF THE COURT Honorable Angelina M. Colonnese 1115 Manatee Avenue West Bradenton, Florida 34205-7803 (COURT SEAL) By: Kris Gaffney eSigned: 11/12/2025 12:58:59 PM Deputy Clerk Jennifer M. Scott Kass Shuler, P.A. plaintiff's attorney P.O. Box 800 Tampa, Florida 33601 November 21, 28, 2025 25-02164M	
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NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS and BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 10, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE		NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000806AX Freedom Mortgage Corporation, Plaintiff, vs. Bryce Larkin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 21st day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 551, SUMMERWOODS - PHASES IC & ID, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 160 THROUGH 172, INCLUSIVE, OF THE	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS and BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on December 10, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE		PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 401620959 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: This 19th day of November, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com November 21, 28, 2025 25-02192M	
FIRST INSERTION		FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000941 RIVA TRACE HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. MARINA KUNITSKAYA and UNKNOWN SPOUSE OF MARINA KUNITSKAYA DEFENDANTS. TO: Marina Kunitskaya 14813 Addison St Sherman Oaks, CA 91403 AND Marina Kunitskaya 8013 Rio Bella Pl Bradenton, FL 34201 (last known address) AND Unknown Spouse of Marina Kunitskaya 14813 Addison St Sherman Oaks, CA 91403 AND Unknown Spouse of Marina Kunitskaya 8013 Rio Bella Pl Bradenton, FL 34201 (last known address) YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property: Lot 6, RIVA TRACE, a Subdivision according to the map or plat thereof recorded in Plat Book 55, Pages 1 through 10, of the Public 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: CAROLYN C. MEADOWS, ESQ. (JH)		Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301 Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com on or before 30 days from first publication, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulcoast Legal Services at (941) 746-6151 or www.gulcoastlegal.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 said Court 11/12/2025. ANGELINA "ANGEL" COLONNESO, as Clerk of said Court (SEAL) By: Kris Gaffney eSigned: 11/12/2025 12:03:25 PM As Deputy Clerk R29974/420917/30082403.v1 November 21, 28, 2025 25-02162M	

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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

SUBSEQUENT INSERTIONS

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 921 64th St Ct E Bradenton, FL 34208
Phone Number 941-308-9744
Time of Sale 12/04/2025 10:00am
Lathario Rolle- Cloths
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 14, 21, 202525-02114M

SECOND 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, bedframe, mirror, statues, cookware
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 14, 21, 202525-02129M

SECOND 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

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE

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

CASE NO. 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 BEGINNING AND ALSO: TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER THE SOUTHERNMOST 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 OF 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 Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

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, 202525-02124M

SECOND 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, 202525-02128M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-12/04/25 9:30am

David Handy-books furniture michael handy
Ansjanae Mallard-furniture, clothes, fabric, etc.

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

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 possession of the personal property.

November 14, 21, 202525-02113M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP1611

IN RE: ESTATE OF KEVIN A. HEANEY

Deceased.

The administration of the Estate of KEVIN A. HEANEY, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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, 202525-02140M

THIRD INSERTION

NOTICE OF ACTION

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

CASE NO. 2025-CA-001796

MANATEE COUNTY, a political subdivision of the State of Florida, Plaintiff, vs. HUNTER ADAMS, Defendant.

TO: HUNTER ADAMS
Whose last known residence is: 1222 72nd St. Ct. E, Palmetto, FL 34221

And: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS

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

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

LOT 26 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA

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

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

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

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

DATED: November 5th, 2025.

Angelina Colonnese
Clerk of the Circuit Court
By: Deputy Clerk
Nov. 7, 14, 21, 28, 202525-02109M

SECOND 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 ES. 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, 202525-02148M

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 5225 Caruso Road, Bradenton, FL 34203
Phone Number 941-216-0233
Time of Sale December 4th, 2025 @ 11am
Jeffrey Cooper
Home Items, Clothes, Electronics, Kitchen, Washer/Dryer
Tarryn Lund
Queen bed, Twin bed, 3 TV stand's, sectional, dining set w/4, Patio chairs/small table, boxes/totes
The auction will be listed and advertised on www.storagetreasures.com

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

November 14, 21, 202525-02116M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-1504

Division Probate

IN RE: ESTATE OF WILLIAM R. MUZZEY, JR.

Deceased.

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

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

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

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

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

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

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

Personal Representative
Anne Ridings
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Attorney for Personal Representative
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email: service@boyerboyer.com
November 14, 21, 202525-02139M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025-CP-002588 AX

Probate Division

IN RE: ESTATE OF Clair Edward Butler,

Deceased.

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

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

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

The Personal Representative has no

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

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

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

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

Personal Representative:
Sheryl B. Mattos
201 31st Street West
Bradenton, FL 34205
Attorney for Personal Representative: Michael M. Hamrick
Email Address: mhamrick@manateelegal.com
Email Address: shernandez@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
November 14, 21, 202525-02152M

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

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

Rarely do consumers specifically search online for public notices.

11/18/237_V12

ESTATE

SECOND INSERTION

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

The administration of the estate of OWEN G. CLINTON, deceased, whose date of death was September 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of PHYLLIS E. REICHART a/k/a PHYLLIS ESTHER REICHART, deceased, whose date of death was April 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

Personal Representative:
TOREY COOK a/k/a TORY COOK
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Second Alternate E-Mail:
mchapman@blalockwalters.com
November 14, 21, 2025 25-02143M

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

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

The administration of the estate of NELS J. ACKERSON, deceased, whose date of death was March 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

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

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

SECOND INSERTION

**NOTICE OF ACTION;
CONSTRUCTIVE SERVICE -
PROPERTY**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
THE STATE OF FLORIDA, IN AND
FOR MANATEE COUNTY, CIVIL
DIVISION
CASE NO.: 2025CA001890AX
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
RONALD J. RUZGIS; STEPHANIE
RUZGIS; MIDLAND CREDIT
MANAGEMENT, INC.; FAIRWAY
LAKES HOMEOWNERS
ASSOCIATION, INC.,
Defendants.
TO: RONALD J. RUZGIS; 5820 FAIRWOODS CIR SARASOTA, FL 34243
STEPHANIE RUZGIS; 5820 FAIRWOODS 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 RECORDED IN PLAT BOOK 24, PAGES 153 THROUGH 158, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
Also known as 5820 FAIRWOODS 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.

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 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

SECOND 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 estate 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 set forth below.

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

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 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 BARRED.

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

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

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

SECOND INSERTION

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

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

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

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

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

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

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

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

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

SECOND INSERTION

**NOTICE OF ACTION -
CONSTRUCTIVE SERVICE**
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 2025CA001812AX
**LAKEVIEW LOAN SERVICING,
LLC,**
Plaintiff, vs.
RONNY ENRIQUE MILLARES
A/K/A RONNY MILLARES, et. al.
Defendant(s),
TO: RONNY ENRIQUE MILLARES
A/K/A RONNY MILLARES,
UNKNOWN SPOUSE OF RONNY
ENRIQUE MILLARES A/K/A
RONNY MILLARES, .
whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
LOT 324, LAKEWOOD RANCH-SOLERA-PHASES 1A AND 1B, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 67,PAGES 173 THROUGH 201, OF THE PUBLIC 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

--- ACTIONS / SALES ---

SECOND 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), 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. 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 2025. 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/ Nicholas 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 10370-032 November 14, 21, 2025 25-02117M

SECOND INSERTION
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 JR, 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE(S) 50, 51 AND 52, OF THE PUBLIC 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 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 petition. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a 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" Colonnese Clerk of the Circuit Court By: (SEAL) K. Gaffney Deputy Clerk 1000011056 November 14, 21, 2025 25-02125M

SECOND INSERTION
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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, 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 foreclose a mortgage on the following property located in Manatee County, Florida: UNIT 933 OF SHORELINE TERRACES IV AT PERICO CLUB, PHASE 3, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1239, PAGE 1132, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDOMINIUM 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

SECOND 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 12, TOWNSHIP 34 SOUTH,
RANGE 17 EAST, RECORDED IN PLAT BOOK 4, PAGE 128, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. 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

SECOND 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 Starwood 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 2025. 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/ Nicholas 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

SECOND 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 OWNERS ASSOCIATION, INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, 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 to-wit: UNIT 61 B-1, SHADYBROOK VILLAGE, A CONDOMINIUM, F/K/A SHADYBROOK VIL-
LAGE, SECTION THREE, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 647, PAGE 754 THROUGH 769, INCLUSIVE, 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 CONDOMINIUM 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

SECOND INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-12129 US Highway 301 N, Parrish, FL 34219 / Phone Number-941-212-0445 / Time of Sale-12/4/25 9:30am Jeanniss Martinez-Household items and furniture and clothes and shoes The auction will be listed and advertised on www.storage treasures.com November 14, 21, 2025 25-02115M
SECOND 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 Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on December 16, 2025, the following described property: LOT 119, TAILFEATHER WAY AT TARA, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 38, PAGES 60 THROUGH 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Any person claiming an interest in the	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 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
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SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CC-000988 DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST, Plaintiff, vs. OAKS HOLDING 34639 LLC, Defendant. NOTICE IS HEREBY GIVEN, pursuant to an Order to Reset Sale dated November 12, 2025, and entered in Case No.: 2025-CC-000988, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose.com, the Clerk's website for on-line auctions at 11:00 a.m. on the 18th day of December, 2025, the following described property as set forth in said Order or Final Judgement, to wit: (LEGAL DESCRIPTION) LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL The above is to be published in Business
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

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 412025CA001315CAAXMA NEXUS NOVA LLC; Plaintiff, v. AMANDA MARIE ARCHULETA, BRIARWOOD MASTER ASSOCIATION, INC., UNKNOWN SPOUSE OF AMANDA MARIE ARCHULETA , UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY, UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY, ET.AL; Defendants NOTICE IS HEREBY GIVEN that, in accordance with the Uniform Final Judgement of Mortgage Foreclosure dated November 5,2025, the Clerk of the Circuit Court for Manatee County will sell to the highest and best bidder for cash beginning on December 11, 2025 at 11:00 AM via WWW.MANATEE.REALFORECLOSE.COM, the following described property: Lot 38, BRIARWOOD, UNITS 1 and 2, according to the plat thereof, as recorded in Plat Book 24, Page 71, of the Public Records of Manatee County, Florida. Property Address: 3174 E 57TH AVE CIR, BRADENTON, FL 34203 ANY PERSON CLAIMING AN
INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE TEH CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Andrew Arias, FBN: 89501 Attorneys for Plaintiff 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

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

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2601 IN RE: ESTATE OF: SEVERINO J. CARNEVALE, Deceased. The administration of the estate of SEVERINO J. CARNEVALE, deceased, whose date of death was August 19, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no	
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by the surviving spouse or a beneficiary as specified under section 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: November 14, 2025. PATRICIA A. KOSIEK Personal Representative 5815 Oak Mill Terrace Palmetto, FL 34221 DAVE M. EVANS, JR., Esquire Attorney for Personal Representative Florida Bar No. 1013511 LEE & EVANS, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 Facsimile: (941) 365-1492 Email: devans@leeandevans.com Secondary Email: kristina@leeandevans.com November 14, 21, 2025	
25-02154M	

SECOND INSERTION	
NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2248 Division Probate IN RE: ESTATE OF CAROLYN RAPP Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Carolyn Rapp, deceased, File Number 2025 CP 2248; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was July 7, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Matthew Rapp 1399 Victory Hill Lane Youngstown, OH 44515 Christen Anderson 1555 N. Tamiami Trail, Lot 2 N Fort Myers, FL 33903 Amy 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. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is November 14, 2025. Person Giving Notice: Matthew Rapp 1399 Victory Hill Lane Youngstown, OH 44515 Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com November 14, 21, 2025	
25-02149M	

SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025-CP-2532 IN RE: ESTATE OF PETER RASTETTER,, Deceased. The administration of the ESTATE OF PETER RASTETTER, deceased, whose date of death was August 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is November 14, 2025. Personal Representative: HEIDI L. DELANE c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: RICHARD R. GANS Florida Bar No. 0040878 FERGESON SKIPPER, P.A. 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 rgans@fergesonskipper.com services@fergesonskipper.com November 14, 21, 2025	
25-02150M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2342 Tax Deed #:2025TD000215 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2342 Year of Issuance 2023 Description of Property A TRIANGULAR TRACT BOUNDED N & W BY BAY SHORE ROAD, ON E BY 1/4 SEC LN, ON S BY A DITCH LYING & BEING IN E1/2 OF SW1/4 OF NE1/4 P-12 PI#20736.0000/5 Parcel ID Number 2073600005 Property Address: 7604 BAYSHORE RD PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02063M	

THIRD 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 CELA PI#20925.0005/3 Parcel ID Number 2092500053 Property Address: 7103 10TH AVENUE DR E PALMETTO, FL 34221 Names in which assessed: IDA MAE JAMES, VERMELL ZANDERS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02065M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2239 Tax Deed #:2025TD000214 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2239 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 30; RUN E 1854.93 FT; TH N 0 DEG 02 MIN W 1065.6 FT TO POB; TH N 0 DEG 02 MIN W 266.4 FT; TH E 163.5 FT; TH S 0 DEG 02 MIN E 266.4 FT; TH W 163.5 FT TO THE POB (1422/362) PI#19917.0005/3 Parcel ID Number 1991700053 Property Address: 7515 19TH ST E SARASOTA, FL 34243 Names in which assessed: FORTUNATO RAMIREZ MEJIA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02062M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1630 Tax Deed #:2025TD000213 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1630 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 36, T2N 34S, R18E, BEING FURTHER BOUND AND DESC AS FOLLOWS: COM AT NW COR OF SD SEC 36; TH S 88 DEG 14 MIN 56 SEC E ALG N LN OF SD SEC 337.42 FT TO A PT ON E LN OF TRACT 802 (GRAND HARBOUR PKWY) AS SHOWN ON RECORD PLAT OF STONEYBROOK AT HERITAGE HARBOUR, SUBPH A, UNIT 1, PG 39, PG 160-179 - FULL LEGAL DESCRIPTION FOUND ON PROPERTY APPRAISER WEBSITE, WWW.MANATEEPAO.COM, AND AT WWW.MANATEEREALFORECLOSE.COM Property Address: 7805 SR 64 E BRADENTON, FL 34212 Names in which assessed: HERITAGE HARBOUR SOUTH CDD, HERITAGE HARBOUR SOUTH COMMUNITY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02061M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2351 Tax Deed #:2025TD000217 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2351 Year of Issuance 2023 Description of Property LOT 4 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CELA PI#20935.0000/3 Parcel ID Number 2093500003 Property Address: 1115 72ND ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02066M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3483 Tax Deed #:2025TD000226 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3483 Year of Issuance 2023 Description of Property UNIT 2514 17 SLW BRADENTON TROPICAL PALMS A RESIDENTIAL COOP PI#44564.2315/3 Parcel ID Number 4456423153 Property Address: 2514 17TH STREET LN W BRADENTON, FL 34205 Names in which assessed: DEBORAH L CATERINO, WANDA J BAKER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02072M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-404 Tax Deed #:2025TD000221 NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-404 Year of Issuance 2023 Description of Property THE EAST 70 FT OF THE FOLLOWING DESC PROPERTY: A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, T2N 33S, R18E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91, PI#4366.0005/9 Parcel ID Number 436600059 Property Address: 11945 81ST ST E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02060M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2021-3723 Tax Deed #:2025TD000224 NOTICE IS HEREBY GIVEN that BEAMIF A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2021-3723 Year of Issuance 2021 Description of Property S1/2 LOT 46, N1/2 OF LOT 47 UNREC PL OF J Q LOGUE PROP PI#48721.0000/5 Parcel ID Number 4872100005 Property Address: 2823 17TH ST W BRADENTON, FL 34205 Names in which assessed: SCOTT SPINHARNEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02070M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2020-4781 Tax Deed #:2025TD000223 NOTICE IS HEREBY GIVEN that BEAMIF A LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2020-4781 Year of Issuance 2020 Description of Property LOT 18 LESS S 5 FT GREGORY ESTATES SECOND ADD PI#50712.0000/9 Parcel ID Number 5071200009 Property Address: 3501 19TH ST W BRADENTON, FL 34205 Names in which assessed: AIDA MARIA REYES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02069M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2585 Tax Deed #:2025TD000225 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2585 Year of Issuance 2023 Description of Property BEING A PORTION OF THE W 1/2 OF THE NE 1/4 OF THE SW 1/4 OF THE NE 1/4 OF SEC 12, T2N 34S, R17E; 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, T2N 34S, R17E; TH S 00 DEG 13 MIN 48 SEC W, ALG SD E LN A DIST OF 141.02 FT TO THE POB. TOG WITH A 25 FT EASMTN PER OR 1638/4695. (OR 2714/6646) PI#24823.0060/9 Parcel ID Number 2482300609 Property Address: 2760 10TH AVE E PALMETTO, FL 34221 Names in which assessed: J VENTURA CASTILLO TRUJILLO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 12/08/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Nov. 7, 14, 21, 28, 2025	
25-02071M	