

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION		FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Brendan Bailey / SW1 ARIA OWNER LLC will engage in business under the fictitious name ARIA BRADENTON, with a physical address 102 MANATEE AVE W BRADENTON, FL 34205, with a mailing address 102 MANATEE AVE W BRADENTON, FL 34205, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 5, 202525-02256M		<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CALCS located at 440 Gris Sky Ln in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of November, 2025 Matthew C. Rzepa Jr. December 5, 202525-02239M	
FIRST INSERTION		FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CALCS Forensics located at 440 Gris Sky Ln in the City of Bradenton, Manatee, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of November, 2025 Matthew C. Rzepa Jr. December 5, 202525-02237M		<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of NELSON INVESTMENTS located at P.O. BOX 14777 in the City of Bradenton, Manatee, FL 34280 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 2nd day of December, 2025 RALPH E. NELSON December 5, 202525-02250M	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that Earl Weaver / Joy E Weaver will engage in business under the fictitious name WEAVER LANE, with a physical address 5708 2nd Ave Dr NW, Bradenton, FL 34209, with a mailing address 1267 CARRIAGE PARK DR FRANKLIN, TN 37064, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 5, 202525-02243M		<b>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</b> NOTICE IS HEREBY GIVEN that William Trefil will engage in business under the fictitious name A.O.T DENTAL STUDIO, with a physical address 8226 SNOWY EGRET PLACE BRADENTON, FL 34202, with a mailing address 8226 SNOWY EGRET PLACE BRADENTON, FL 34202, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. December 5, 202525-02236M	
FIRST INSERTION		FIRST INSERTION	
<b>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</b> Certificate Number: 2023-4327 Tax Deed #:2025TD000209 NOTICE IS HEREBY GIVEN that DENNIS RYAN the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4327 Year of Issuance 2023 Description of Property THAT PARCEL MARKED BUFFER ZONE LY S OF LOT 1 & N OF ONECO RD REPLAT OF A PORTION OF FAIR LANE ACRES THIRD PL#55036.0010/9 Parcel ID Number 5503600109 Property Address: 6TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DANIEL R QUARTUCCI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at <a href="http://manatee.realforeclose.com">manatee.realforeclose.com</a> on 12/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. December 5, 202525-02234M		<b>FICTITIOUS NAME NOTICE</b> Notice Is Hereby Given that West Florida Physician Network, LLC, 1 Park Plaza, Nashville, TN 37203, desiring to engage in business under the fictitious name of HCA Florida Blake Medical Specialists - Neurology, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State. December 5, 202525-02257M	
FIRST INSERTION		FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Dave and Sons Absolutely Fabulous Ferments Company located at 15331 SEAROBBIN DR in the City of LAKEWOOD RANCH, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 27th day of November, 2025 Proteus Data Centers LLC Vavich, David - Authorized Member December 5, 202525-02238M			
FIRST INSERTION		FIRST INSERTION	
<b>Notice of Special Meeting of the Board of Supervisors of Villages of Glen Creek Community Development District</b>			
Notice is hereby given that the Board of Supervisors (the “Board”) of the Villages of Glen Creek Community Development District (the “District”) will hold a special meeting on <b>December 17, 2025, at 11:00 a.m. at the Springhill Suites Bradenton Downtown/Riverfront, 102 12th Street West, Bradenton, Florida 34205.</b>			
Copies of the agenda will be available by emailing the District Manager at Monolan@rizzetta.com. The District Manager's office can be reached telephonically at (813)533-2950.			
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.			
Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the meeting is asked to advise the District Manager's office at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice), for assistance in contacting the District Manager's office.			
Matt O’Nolan District Manager December 5, 2025			

<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</b> <b>CASE NO.: 2024-CA-001956</b> <b>NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,</b> <b>Plaintiff, v.</b> <b>JERRY DAVIS, et al.,</b> <b>Defendants.</b> NOTICE is hereby given that Angelina “Angel” Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on January 13, 2026, at 11:00 a.m. ET, via the online auction site at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: Lot 12, BELLE-MEAD, Less the North 5 feet thereof for road right of way, according to the plat thereof, as recorded in Plat Book 4, Page 5, of the Public Records of Manatee County Florida. Property Address: 1119 30th Avenue West, Bradenton, FL 34205 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above. 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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney. 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	
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<b>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</b> <b>GENERAL JURISDICTION DIVISION</b> <b>Case No. 2019CA004644AX</b> <b>Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3, Plaintiff, vs.</b> <b>Carlos Garcia, et al., Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2019CA004644AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Wells Fargo Bank,		National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3 is the Plaintiff and Carlos Garcia; Guadalupe Garcia a/k/a Guadalupe Garci; Lakewood Ranch Country Club-West Community Association, Inc.; Country Club/Edgewater Village Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> , beginning at 11:00 AM on the 11th day of February, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 31, BLOCK C OF LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE L, UNITS 1 & 2 A/K/A SAND-HILLS; SUBPHASE M, UNITS	
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<b>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</b> <b>CASE NO.:</b> <b>412025CA002184CAAXMA</b> <b>THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,</b> <b>Plaintiff, v.</b> <b>UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WANDA BECKNER, DECEASED; THE ARBORS AT PINEBROOK OWNER'S ASSOCIATION, INC., ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HA YING OR CLAIMING TO</b>		<b>HA VE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,</b> <b>Defendant.</b> To the following Defendant(s): UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF WANDA BECKNER, DECEASED (RESIDENCE UNKNOWN) YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property: UNIT NO. 207, THE ARBORS AT PINEBROOK, PHASE II, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1433, PAGE, 250, AND RECORDED IN CONDOMINIUM PLAT BOOK 27, PAGES 102	
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THROUGH 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 3980 Ironwood Drive, Bradenton, FL 34209 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a> , or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a> . If you do not qualify for free legal assistance or do not know an attorney, you may email		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 28th 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 <a href="mailto:FLCourtDocs@brockandscott.com">FLCourtDocs@brockandscott.com</a> By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 18-F03332 December 5, 12, 202525-02242M	
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THROUGH 104, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. a/k/a 3980 Ironwood Drive, Bradenton, FL 34209 has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 within thirty (30) days after the first publication of this Notice in Business Observer and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a> , or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a> . 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 this 1st day of DECEMBER, 2025. ANGELINA COLONNESO As Clerk of the Court By: (SEAL) K. Gaffney As Deputy Clerk December 5, 12, 202525-02248M	
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<b>NOTICE OF SALE IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION</b> <b>CASE NO. 25-CC-002438</b> <b>OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC.,</b> <b>Plaintiff, vs.</b> <b>ERIC BRIONES,</b> <b>Defendants.</b> 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 Sixth Judicial Circuit in and for Manatee County, Florida, Case No. 25-CC-002438 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as: Lot 64, of OAKLEAF HAMMOCK, PHASE II, according to the plat thereof, as recorded in Plat Book 48, Page(s) 173 through 185, of the public records of Manatee County, Florida. PARCEL ID NO.: 742506109 (“Property”) Property Address: 6930 44TH Ct E, Ellenton, Florida 34222 at public sale, to the highest and best bidder for cash at 11:00 a.m. on January 28, 2025. The sale shall be conducted online at <a href="http://www.manatee.realforeclose.com">http://www.manatee.realforeclose.com</a> . 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 25th 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: <a href="mailto:Pleadings@rpglaw.com">Pleadings@rpglaw.com</a> 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 10368-033 December 5, 12, 202525-02235M	
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PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
(Formal Administration)  
IN THE 12th JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA.  
PROBATE DIVISION  
**CASE NO.:2025-CP-002123**  
**IN RE: The Estate of BARBARA J. HUGHES, Deceased.**  
TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:  
The administration of the estate of BARBARA J. HUGHES, deceased, whose date of death was March 24, 2024, and whose social security number is XXX-XX-6319, 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 WITHIN THE LATER OF THREE (3)MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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 filetheir claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITH THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is December 5, 2025.  
/s/ **Wayde E. Quisenberry**  
**WAYDE E. QUISENBERRY,**  
**As Personal Representative**  
Attorney and Personal Representative Giving Notice:  
/s/ Steven E. Gurian .  
STEVEN E. GURIAN, ESQ.,  
Attorney for Personal Representative  
EASY ESTATE PROBATE, PLLC  
2601 South Bayshore Drive, 18th Floor  
Coconut Grove, Florida 33133  
Tel: 1-833-973-3279  
Fax: 1-833-927-3279  
E-mail: SG@EasyEstateProbate.com  
Florida Bar No. 101511  
December 5, 2025 25-02233M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025 CP 002688**  
**IN RE: ESTATE OF STUART HUMPHREY PAYNE III, Deceased.**  
The administration of the estate of STUART HUMPHREY PAYNE III, deceased, whose date of death was August 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Probate Court, P.O. Box 25400, Bradenton, FL 34206 . The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative 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 December 5, 2025.  
**Personal Representatives:**  
**STUART H. PAYNE, JR.**  
201 Morningstar North  
Swansboro, NC 28584  
**JANET C. PAYNE**  
201 Morningstar North  
Swansboro, NC 28584  
Attorney for Personal Representatives: JEFFREY T. TROIANO  
Florida Bar No. 0031557  
Williams Parker Harrison Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email Addresses for service: Primary: jtroiano@williamsparker.com  
Secondary:spark@williamsparker.com  
December 5, 12, 2025 25-02254M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025 CP 2590 AX**  
**Division Probate**  
**IN RE: ESTATE OF PAMELA C. WINRIGHT Deceased.**  
The administration of the estate of Pamela C. Winright, deceased, whose date of death was October 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is December 5, 2025.  
**Personal Representative:**  
**Corinne Kara Winright Thorp**  
2209 Windswept Drive  
Austin, Texas 78738  
Attorney for Personal Representative: Ira Stewart Wiesner, Esq.  
Attorney  
Florida Bar Number: 222887  
ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: sherri@wiesnerlaw.com  
Secondary E-Mail: rachel@wiesnerlaw.com  
December 5, 12, 2025 25-02246M

FIRST INSERTION

**NOTICE OF SALE**  
IN THE JUDICIAL COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO. 2024 CC 3649**  
**MOSS CREEK PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for profit corporation**

**Plaintiff, vs. TONYA SCOTT, Defendant.**  
Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as:

Lot 102, Moss Creek - Phase 1, according to the map or plat thereof, as recorded in Plat Book 63, Page(s) 1 through 11, inclusive, of the Public Records of Manatee County, Florida.  
Property Address: 5542 Spanish Moss Cove, Bradenton, Florida 34203  
At the public sale to the highest and

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**CASE NO: 2025 CP 2682**  
**IN RE: THE ESTATE OF: GARY R. GRAY, Deceased.**  
The administration of the estate of GARY R. GRAY, deceased, whose date of death was October 6, 2025, and whose Social Security Number is xxx-xx-1804, 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

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.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this Notice is December 5, 2025.  
**Personal Representative**  
**CHARLES S. BELL**  
**c/o Richard Barton Ray, Registered Agent**  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
Attorney for Personal Representative s/ Richard Barton Ray  
RICHARD BARTON RAY, Esquire  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
(941) 755-3731  
Florida Bar No: 0717381  
December 5, 12, 2025 25-02251M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**FILE NO. 2025 CP 2608**  
**IN RE: ESTATE OF DANIEL THIEN TONG Deceased.**  
The administration of the estate of Daniel Thien Tong, deceased, whose date of death was June 7, 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 December 5, 2025.  
**Personal Representative:**  
**Khanh Xuan Nguyen**  
14767 1st Ave. E  
Bradenton, FL 34212  
Attorney for Personal Representative: Patrick L. Smith  
Attorney  
Florida Bar Number: 27044  
179 N US Hwy 27  
Suite F  
Clermont, FL 34711  
Telephone: (352) 204-0305  
Fax: (352) 989-4265  
E-Mail: patrick@attorneypatricksmith.com  
Secondary E-Mail: becky@attorneypatricksmith.com  
December 5, 12, 2025 25-02253M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025 CP 2667**  
**Division Probate**  
**IN RE: ESTATE OF GUY J. PILLSURY a/k/a GUY JAMES PILLSBURY, Deceased.**  
The administration of the estate of Guy J. Pillsbury a/k/a Guy James Pillsbury, deceased, whose date of death was November 1, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is December 5, 2025.  
**Personal Representative**  
**Joy L. Hutchinson**  
896 Madison 3275  
Huntsville, Arkansas 72740  
Attorney for Personal Representative: Thomas W. Harrison, Attorney  
Florida Bar Number: 334375  
DYE HARRISON KNOWLES  
KIRKLAND PRATT & DEPAOLA, PLLC  
1206 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 746-1167  
Fax: (941) 747-0583  
E-Mail: twh@dyeharrison.com  
December 5, 12, 2025 25-02252M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**CASE NO: 2025 CP 2669**  
**IN RE: THE ESTATE OF: MARCENE GAY MACNEILL a/k/a MARCENE KOHLI MACNEILL, Deceased.**  
The administration of the estate of MARCENE GAY MACNEILL a/k/a MARCENE KOHLI MACNEILL, deceased, whose date of death was October 26, 2025, and whose Social Security Number is xxx-xx-0449, 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 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.  
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 12/05/25.  
**Personal Representative:**  
**Melody Klein**  
**c/o Richard Barton Ray, Registered Agent**  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
Attorney for Personal Representative s/Richard Barton Ray  
RICHARD BARTON RAY, Esquire  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
(941) 755-3731  
Florida Bar No: 0717381  
December 5, 12, 2025 25-02244M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE TWELFTH CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
**File No. 2025 CP 002718**  
**Division PROBATE**  
**IN RE: ESTATE OF WILLIAM E. HICKMAN Deceased.**  
The administration of the estate of William E. Hickman, deceased, whose date of death was October 19, 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 December 5, 2025.  
**Personal Representative:**  
**Lisa Kanney**  
1600 Buckland Court  
Indian Land, SC 29707  
Attorney for Personal Representative: Sean M. Byrne, Esquire  
Florida Bar Number: 0051988  
Bach, Jacobs & Byrne, P.A.  
2033 Main Street, Suite 505  
Sarasota, FL 34237  
Telephone: (941) 906-1231  
Fax: (941) 954-1185  
E-Mail: sean@sarasotaelderlaw.com  
Secondary E-Mail: deede@arasotaelderlaw.com  
December 5, 12, 2025 25-02247M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**FILE NO.**  
**412025CP002544CPAXMA**  
**IN RE: ESTATE OF THOMAS MALACHI DOWNEY, DECEASED.**  
The administration of the estate of THOMAS MALACHI DOWNEY, deceased, whose date of death was September 2, 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.  
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228

applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.  
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 December 5, 2025.  
**Personal Representative:**  
**JILLIAN N. GULLO, FKA JILLIAN N. DOWNEY**  
**c/o BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.**  
5858 Central Avenue  
St. Petersburg, Florida 33707  
Attorney for Personal Representative: C. Hunter Rawls  
BATTAGLIA, ROSS, DICUS & MCQUAID, P.A.  
5858 Central Avenue,  
St. Petersburg, FL 33701  
(727) 381-2300  
FBN: 59432  
Primary Email: hrawl@brdwlaw.com  
Secondary Email: probatecasemanager@brdwlaw.com  
December 5, 12, 2025 25-02245M

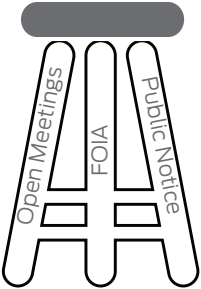
FIRST INSERTION

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 sched-

uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and seal of this Court on the 2ND day of DECEMBER, 2025.  
ANGELINA COLONNESO  
Clerk of the County Court  
By: Deputy Clerk  
December 5, 12, 2025 25-02255M

# 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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



Email your Legal Notice  
[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE  
**Business  
Observer**

lv20906\_v23

## SUBSEQUENT INSERTIONS

### --- PUBLIC SALES ---

#### FOURTH 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 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-12/18/25 9:30am  
Jeanniss Martinez-Household items and furniture and clothes and shoes  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com)  
Nov. 28; Dec. 5, 2025 25-02207M

#### 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- 12/18/25 9:30am  
Greg Fields-clothes and personal items  
Dale Weatherly-couches tables end tables king bunk beds misc items  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.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.  
Nov. 28; Dec. 5, 2025 25-02205M

#### SECOND INSERTION

##### NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 12/18/2025 at 9:30 AM  
Jean Dernier-  
Keyboard , speakers, house hold goods  
Fedlin Vilbrun-  
Furniture  
Corina Mijares-  
Bed, furniture, clothes, personal items from a 1 bedroom apartment  
Morty Dada-  
Totes, furniture  
Fe Maria De Marin-  
Vanity, Bed, Bed Frame Head Board, Clothes  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com).  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 28; Dec. 5, 2025 25-02203M

#### SECOND INSERTION

##### NOTICE OF PUBLIC SALE

Auction date and time:  
12/18/25 @ 10:00AM  
David Baessler- Furniture  
Johann Haeussler- 1998 Mercedes SL500 Tool chest drawer  
Nichole Yoho- totes, boxes  
Carolyn Watkins-Furniture and clothes  
Aaron Henderson-home furnishings, business items, blinds  
Sofia Pelham- household items  
Extra Space Storage  
1930 Cortez Rd W,  
Bradenton, FL, 34207  
941-302-9918  
[www.Storage treasures.com](http://www.Storage treasures.com)  
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.  
Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.  
Nov. 28; Dec. 5, 2025 25-02202M

#### SECOND INSERTION

##### ADVERTISEMENT OF SALE

Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 15th day of December, 2025 at 10:00 AM with bidding to take place on [lockerfox.com](http://lockerfox.com). Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Mario Ponce Sale is subject to cancellation in the event of settlement between owner and obligated party.  
Nov. 28; Dec. 5, 2025 25-02209M

#### 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 12/18/25 @ 9:30a  
Dayana Mayora- Household items  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com).  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 28; Dec. 5, 2025 25-02204M

#### 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 12/18/2025 9:30am  
Economy Trust/Ellsworth Velez - furniture, clothing racks, boxes, clothing  
Howard Campbell - furniture, personal items  
Cierra Thomas - household goods  
The auction will be listed and advertised on [www.storage treasures.com](http://www.storage treasures.com).  
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Nov. 28; Dec. 5, 2025 25-02206M

#### THIRD 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](mailto:legal@businessobserverfl.com)

**Business  
Observer**

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ESTATE / ACTIONS / SALES ---

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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-2704

Division Probate

IN RE: ESTATE OF STEPHEN FOUSE

Deceased.

The administration of the estate of Stephen Fouse, deceased, whose date of death was November 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34209. 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 28, 2025.

Personal Representative:

Dawn Fouse-Page

1210 Cowpen Lane

Sarasota, Florida 34240

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) 792-0173Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

Nov. 28; Dec. 5, 2025

25-02217M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-002338

Division Probate

IN RE: ESTATE OF JEAN M. MICICHE

Deceased.

The administration of the estate of JEAN M. MICICHE, 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 1115 Manatee Avenue 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 first publication of this notice is Nov. 28, 2025.

Personal Representative:

CORDT A. GOLDEISEN

4335 Landadale Blvd.

Monrovia, MD 21770

Attorney for Personal Representative:

DONNA I. SOBEL, ESQUIRE

E-mail Addresses:

donna@sobelattorneys.com,

scharles@sobelattorneys.com

Florida Bar No. 370096

Donna Irvin Sobel, P.A.

4900 Manatee Avenue W., Suite 206

Bradenton, Florida 34209

Telephone: (941) 747-0001

Nov. 28; Dec. 5, 2025

25-02214M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 25-CP-002606

Division: Probate

IN RE: ESTATE OF DAVID LEE ZAHN,

Deceased.

The administration of the estate of David Lee Zahn, deceased, whose date of death was August 23, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN 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 28, 2025.

Signed on 10/26/2025.

David Ronald Andrew Zahn

a/k/a Andy Zahn

Personal Representative

10313 Green Links Drive

Tampa, FL 33626

Jonathan P. Kinsella

Attorney for Personal Representative

Florida Bar No. 96398

HKH Elder Law

5235 16th Street North, Ste. 200

St. Petersburg, Florida 33703

Telephone: (727) 343-8959

Email: Jonathan@HKKElderLaw.com

Secondary Email:

staff2@HKHElderLaw.com

Nov. 28; Dec. 5, 2025

25-02224M

SECOND INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

FILE NO.

412025CP002631CPAXMA

IN RE: ESTATE OF LESLEY JANE PENROD,

DECEASED.

The administration of the estate of LESLEY JANE PENROD, deceased, whose date of death was October 13, 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.

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

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

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 28, 2025.

Personal Representative:

REBECCA HALLAS

Personal Representative

c/o BATTAGLIA, ROSS, DICUS, MCQUAID, P.A.

5858 Central Avenue

St. Petersburg, Florida 33707

Attorney for Personal Representative:

C. Hunter Rawls

BATTAGLIA, ROSS, DICUS & McQUAID, P.A.

5858 Central Avenue

St. Petersburg, FL 33701

(727) 381-2300

FBN: 59432

Primary Email: hrawl@brdwlaw.com

Secondary Email:

mflah@brdwlaw.com

Nov. 28; Dec. 5, 2025

25-02225M

SECOND INSERTION

NOTICE OF SALE

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

CIVIL DIVISION

Case No.: 2025-CC-001135

ARBOR GRANDE AT LAKEWOOD RANCH MASTER PROPERTY OWNERS' ASSOCIATION, INC., Plaintiff, v.

EKATERINA Y. GVOZDKOVA; UNKNOWN TENANT #1, the name being fictitious to account for party in possession; UNKNOWN TENANT #2, the name being fictitious to account for party in possession; 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 spouses, heirs, devisees, grantees, or other claimants, 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 Twelfth Judicial Circuit in and for Manatee County, Florida, Case No. 2025-CC-001135 the Clerk of the Court, Manatee County, shall sell the property situated in said county, described as:

Lot 106, 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.: 580005409 ("Property")

Property Address: 2525 Avolet Court, Lakewood Ranch, Florida 34211

at public sale, to the highest and best bidder for cash at 11:00 a.m. on January 21, 2026. 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 21st 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

Nicholas T. Pizanias,

Florida Bar No. 118857

10610-015

Nov. 28; Dec. 5, 2025

25-02218M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-002543

Division Probate

IN RE: ESTATE OF DAVID RICE,

Deceased.

The administration of the estate of DAVID RICE, deceased, whose date of death was January 7, 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.

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

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

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

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

The date of first publication of this notice is: November 28, 2025.

Signed on this 19 day of November, 2025.

REBECCA A. RICE

Personal Representative

38 Coldham Road

Shrewsbury, VT 05738

Alice S. Bowman

Attorney for Personal Representative

Florida Bar No. 0978485

MacLeod McGinness & Bowman, P.A.

1800 Second Street, Ste. 971

Sarasota, FL 34236

Telephone: (941) 954-8788

Email: Alice@mandm-law.com

Secondary Email:

jenny@mandm-law.com

Nov. 28; Dec. 5, 2025

25-02213M

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-2500

IN RE: ESTATE OF GRACE MARY BROWN,

also known as GRACE M. BROWN, Deceased.

The administration of the estate of GRACE MARY BROWN, also known as GRACE M. BROWN, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, FL 34205 and the mailing address of which is P.O. Box 24500, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

The date of first publication of this notice is: November 28, 2025.

Samuel Brown

Personal Representative

4026 Paula Street

La Mesa, CA 91941

Jeffrey S. Goethe

Attorney for Personal Representative

Florida Bar No. 0861420

BARNES WALKER, GOETHE PERRON, SHEA, & JOHNSON, PLLC

3119 Manatee Avenue West

Bradenton, FL 34205

Telephone: (941) 741-8224

Email: jgoethe@barneswalker.com

Secondary Email:

amonnroe@barneswalker.com

Nov. 28; Dec. 5, 2025

25-02215M

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:

412025CA000200CAAXMA

PENNYMAC LOAN SERVICES, LLC,

Plaintiff, vs.

ENDER ARTURO LUZARDO DIAZ; AURA ELISA RINCON SOTO; ENDER JAVIER LUZARDO DIAZ; SUMMERWOODS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ENDER JAVIER LUZARDO DIAZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Cancel the December 03, 2025 Foreclosure Sale Date entered in Civil Case No. 412025CA000200CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ENDER ARTURO LUZARDO DIAZ, AURA ELISA RINCON SOTO and ENDER JAVIER LUZARDO DIAZ, 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://www.manatee.realforeclose.com at 11:00 AM on FEBRUARY 25, 2026, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

LOT 101 AS SHOWN ON PLAT ENTITLED, "SUMMERWOODS - PHASE II" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN BOOK 69, PAGES 126-137.

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

04-100683-F00

Nov. 28; Dec. 5, 2025

25-02231M

SUBSCRIBE TO THE BUSINESS OBSERVER

Call: (941) 362-4848 or go to: www.businessobserverfl.com

Business Observer

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ESTATE / ACTIONS / SALES ---

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SECOND INSERTION		
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <a href="#">www.selfstorageauction.com</a> on 12/18/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.		
Unit D7064 Unit B1019 Unit D6004 Unit D6020 Unit B2150 Unit B2157	Fields, Bryan Whitehouse, Brent Sharpe, Judy Troupe, Sharon Deloris Brown, Andrea Danko, Nicolas	Furniture, electronics, boxes Furniture, tools Furniture, boxes, bags Totes, bags Furniture, bags, totes Books, boxes, totes
Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 November 28; December 5, 2025		
25-02212M		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.:</b> <b>412025CP002623CPAXMA</b> <b>IN RE: THE ESTATE OF</b> <b>RONALD C. HANKLEY</b> The administration of the estate of RONALD C. HANKLEY, deceased, whose date of death was September 19, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case Number 412025CP-002623CPAXMA, 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and other persons having claims or demand 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. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.302 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOT WITH STANDING 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 28, 2025. <b>Personal Representative:</b> <b>JESSICA BREA HANKLEY</b> 469 N. Worth Ave. Elgin, IL 60123 Attorney for Personal Representative: W. G. BOSTICK, JR. 6160 Central Ave. Ste. 300 St. Petersburg, FL 33710 (727) 388-1355 FBN294101 Email wgblawoffice@gmail.com Nov. 28; Dec. 5, 2025		
25-02216M		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP002654AX</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ASHLEY BRITAN BLUMENTHAL</b> <b>Deceased.</b> The administration of the estate of ASHLEY BRITAN BLUMENTHAL, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, 1115 Manatee Ave. W. Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 28, 2025 <b>Personal Representative:</b> <b>Whitney Cox</b> 3918 91st Ave E Parrish, Florida 34219 Attorney for Personal Representative: Season A. Spanski Attorney Florida Bar Number: 1044362 Spanski Law, PLLC 304 W. Venice Ave, Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: seasona@spanskilaw.com E-Mail: Heather@spanskilaw.com Nov. 28; Dec. 5, 2025		
25-02229M		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-002520</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>KATHLEEN A. MACKENZIE a/k/a</b> <b>KATHLEEN ANN MACKENZIE</b> <b>Deceased.</b> The administration of the estate of KATHLEEN A. MACKENZIE a/k/a KATHLEEN ANN MACKENZIE, deceased, whose date of death was January 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,		
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. 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 28, 2025. <b>Personal Representative:</b> <b>CAROL JEAN STARK</b> <b>c/o Jenna Kyle Meltzer</b> 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: jkmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com Nov. 28; Dec. 5, 2025		
25-02226M		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>UCN: 412025CP000266CPAXMA</b> <b>REF. NO: 2025CP000266AX</b> <b>IN RE: ESTATE OF</b> <b>JUDITH ANN WISE,</b> <b>Deceased.</b> The administration of the estate of JUDITH ANN WISE, Deceased, whose date of death was October 25, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, File No. 2025CP000266AX, 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, 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 (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (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, including unmatured, contingent, or unliquidated claims, must file their claims with this Court WITHIN THREE (3) MONTHS AFTER THE DATE OF		
THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN SS. 732.216-732.228, APPLIES, OR MAY APPLY, UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER S. 732.221. THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: November 28, 2025 <b>Personal Representative:</b> <b>LISA WISE</b> 5746- 6th Street South St. Petersburg, Florida 33705 Attorney for Personal Representative: DAVID W. FOSTER, of FOSTER AND FOSTER ATTORNEYS, P.A. 2111 Dr. Martin Luther King Jr. Street North St. Petersburg, Florida 33704 Telephone: (727) 822-2013 Nov. 28; Dec. 5, 2025		
25-02228M		

THIRD INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO: 2025CA2715</b> <b>KYLE STOKKE,</b> <b>Plaintiff, v.</b> <b>ANY UNKNOWN HEIRS AND</b> <b>BENEFICIARIES OF JAMES</b> <b>E. ADAMS; CTX MORTGAGE</b> <b>COMPANY, LLC; WELLS FARGO</b> <b>BANK, N.A.; and FLORIDA</b> <b>DEPARTMENT OF HIGHWAY</b> <b>SAFETY AND MOTOR VEHICLES,</b> <b>Defendants.</b> 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-		
torney 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, you may contact legal Aid of Manasota at (941) 747-1628 or <a href="#">www.legalaidofmanasota.org</a> or Gulfoast Legal Services at (941) 746-6151 or <a href="#">www.gulfoastlegal.org</a> . 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 or <a href="#">www.floridabar.org/public/lrs/</a> . If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 11/12, 2025 CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonnesso As Clerk of the Court (SEAL) By: Kris Gaffney eSigned 11/12/2025 12:28:45 PM As Deputy Clerk Barnes Walker, Goethe, Perron, Johnson & Shea, PLLC the Plaintiff's attorney 3119 Manatee Avenue West Bradenton, Florida 34205 Nov. 21, 28; Dec. 5, 12, 2025		
25-02163M		

THIRD INSERTION		
<b>NOTICE OF ACTION FOR</b> <b>PETITION FOR TEMPORARY</b> <b>CUSTODY BY EXTENDED FAMILY</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>FAMILY LAW DIVISION</b> <b>Case No: 2025-DR-001410</b> <b>JEFFERSON DOR and ROSELENE</b> <b>DOR,</b> <b>Petitioners, and</b> <b>MARIE BONCOEUR,</b> <b>Respondent/Mother.</b> 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.		
You may review these documents upon request. You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or <a href="#">www.gulfoastlegal.org</a> , or Legal Aid of Manasota at (941) 747-1628 or <a href="#">www.legalaidofmanasota.org</a> . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 11/14/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk Nov. 21, 28; Dec. 5, 12, 2025		
25-02187M		

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 002474</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ELDIE WILEY JOHNSTON</b> <b>Deceased.</b> The administration of the estate of Eldie Wiley Johnston, deceased, whose date of death was September 20, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue 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. 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 28, 2025. <b>Personal Representative</b> <b>Michelle Johnston</b> 1119 Utica Avenue Boulder, CO 80304 Email: johnston.michelle@gmail.com Attorney for Personal Representative: Neil T. Lyons, Esq. Florida Bar No. 91826 Luhrsen Goldberg, LLC 6954 Professional Parkway Lakewood Ranch, Florida 34240 Email Address: ntl@lawpoweredbywomen.com Nov. 28; Dec. 5, 2025		
25-02232M		

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2025 CC 1150</b> <b>FOSTER'S CREEK HOMEOWNERS</b> <b>ASSOCIATION, INC., a Florida</b> <b>not-for profit corporation</b> <b>Plaintiff, vs.</b> <b>STEPHEN T. PARKER, and</b> <b>ALLISON T. PARKER,</b> <b>Defendants.</b> Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as: Lot 112, FOSTERS CREEK, UNIT II according to the map or plat thereof as recorded in Plat Book 36, pages 132 through 135 of the public records of Manatee County, Florida. Property Address: 7016 50th Ave E., Palmetto, Florida 34221 At the public sale to the highest and best bidder, for cash, via Internet: <a href="#">www.manatee.realforeclose.com</a> , at 11:00 A.M. on December 18, 2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within 60 days after the sale. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 24TH day of NOVEMBER, 2025. ANGELINA COLONNESO Clerk of the County Court By: (SEAL) P. Salati Deputy Clerk Nov. 28; Dec. 5, 2025		
25-02230M		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> <b>FORECLOSURE PROCEEDINGS-</b> <b>PROPERTY</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE #: 2025CA002592AX</b> <b>DIVISION: D</b> <b>Nationstar Mortgage LLC</b> <b>Plaintiff, -vs.-</b> <b>Unknown Heirs, Devisees, Grantees,</b> <b>Assignees, Creditors, Lienors, and</b> <b>Trustees of Linda Ruocco a/k/a</b> <b>Linda Marie Ruocco a/k/a Linda M. Ruocco a/k/a Linda M. Feuer,</b> <b>Deceased, and All Other Persons</b> <b>Claiming by and Through, Under,</b> <b>Against The Named Defendant (s);</b> <b>et al.</b> <b>Defendant(s).</b> TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Linda Ruocco a/k/a Linda Marie Ruocco a/k/a Linda M. Ruocco a/k/a Linda M. Feuer, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows: VILLA 63 OF THE PLAT OF PARKWAY VILLAS CONDOMINIUM, UNIT NO.3, RECORDED IN CONDOMINIUM PLAT BOOK 2, PAGE 62, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH A 3.35% SHARE OF THE ELEMENTS APPURTENANT THERETO, AND A PERPETUAL AND NON-EXCLUSIVE EASEMENT IN COMMON WITH, BUT NOT LIMITED TO, ALL OTHER OWNERS OF UNDIVIDED INTERESTS IN THE IMPROVEMENT UPON THE LAND ABOVE DESCRIBED, FOR INGRESS AND EGRESS AND USE OF ALL PUBLIC PASSAGEWAYS, AS WELL AS		
COMMON AREAS AND CONDITIONS, EASEMENTS, RESTRICTIONS AND RESERVATIONS OF RECORDED AND TO DECLARATION OF CONDOMINIUM OF PARKWAY VILLAS CONDOMINIUM, UNIT NO. 3, RECORDED IN OFFICIAL RECORDS BOOK 509, PAGE 191, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TOGETHER WITH THE BY-LAWS OF PARKWAY VILLAS CONDOMINIUM ASSOCIATION, INC., A NON-PROFIT FLORIDA CORPORATION AND LEASE AND RECREATIONAL FACILITIES. more commonly known as 6059 Coral Way, Bradenton, FL 34207. This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or <a href="#">www.gulfoastlegal.org</a> , or Legal Aid of Manasota at (941) 747-1628 or <a href="#">www.legalaidofmanasota.org</a> . 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 this Court on the 21ST day of NOVEMBER, 2025. Angelina Colonnesso Circuit and County Courts By: (SEAL) K. Gaffney Deputy Clerk 25-333838 FCO1 CXE Nov. 28; Dec. 5, 2025		
25-02227M		