

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

2026 Trailer Estates Park and Recreation District Meeting Dates

The Board of Trustees of TRAILER ESTATES PARK AND RECREATION DISTRICT have set the meeting dates for January 2026 – December 2026, Mark's Hall, 1903 69th Ave West, Bradenton, FL 34207 as follows:

2026	
Board Meeting & Workshops	
January 6, 2026	Board Workshop 9:30am, Board Meeting Follows
January 20, 2026	Board Workshop 9:30am, Board Meeting Follows
February 3, 2026	Board Workshop 9:30am, Board Meeting Follows
February 17, 2026	Board Workshop 9:30am, Board Meeting Follows
March 3, 2026	Board Workshop 9:30am, Board Meeting Follows
March 17, 2026	Board Workshop 9:30am, Board Meeting Follows
April 7, 2026	Board Workshop 9:30am, Board Meeting Follows
April 21, 2026	Board Workshop 9:30am, Board Meeting Follows
May 19, 2026	Board Workshop 9:30am, Board Meeting Follows
June 16, 2026	Board Workshop 9:30am, Board Meeting Follows
July 21, 2026	Board Workshop 9:30am, Board Meeting Follows
August 18, 2026	Board Workshop 9:30am, Board Meeting Follows
September 15, 2026	Board Workshop 9:30am, Board Meeting Follows
October 20, 2026	Board Workshop 9:30am, Board Meeting Follows
November 17, 2026	Board Workshop 9:30am, Board Meeting Follows
December 15, 2026	Board Workshop 9:30am, Board Meeting Follows

2026	
Treasure Barn Committee Meeting Dates	
January 8, 2026	Regular Meeting 11:30am
February 5, 2026	Regular Meeting 11:30am
March 5, 2026	Regular Meeting 11:30am
April 2, 2026	Regular Meeting 11:30am
May 7, 2026	Regular Meeting 11:30am
June 4, 2026	Regular Meeting 11:30am
July	No Meeting
August	No Meeting
September	No Meeting
October 1, 2026	Regular Meeting 11:30am
November 5, 2026	Regular Meeting 11:30am
December 3, 2026	Regular Meeting 11:30am

Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact an office staff member at (941) 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting.

December 12, 2025 25-02281M

FIRST INSERTION

Lighthouse Academy – Lakewood Ranch SWFWMD Permit Application – 929602

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 929602 from SMR North 70, LLC – 14400 Covenant Way, Lakewood Ranch, FL 34202. Application received: 11/6/2025. Proposed activity: Commercial Development. Project name: Lighthouse Academy – Lakewood Ranch. Project size: 8.98 acres. Location: Section(s) 17 Township 35 East, Range 19 South, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at [www.watmatters.org/permits/](http://www.watmatters.org/permits/). Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at [www.watmatters.org](http://www.watmatters.org). The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

December 12, 2025 25-02258M

FIRST INSERTION

NOTICE OF RULE DEVELOPMENT BY THE SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 120 and 190, Florida Statutes, the Saltmeadows Community Development District ("District") hereby gives notice of its intention to develop amended Amenity Rules and Rates ("Amended Amenity Rules and Rates") to govern the operations of the District. The proposed rule number is 2026-01. The purpose and effect of the proposed rule is to revise the rates for the use of the amenities.

The Amended Amenity Rules and Rates provide for efficient and effective District amenity operations by setting rates and rules to implement the provisions of Section 190.035, Florida Statutes. The specific grant of rulemaking authority for the adoption of the proposed rules includes Sections 190.035(2), 190.011(5), and 120.54, and 120.81, Florida Statutes.

A copy of the proposed Amended Amenity Rules and Rates and the related incorporated documents, if any, may be obtained by contacting the District Manager, c/o Wrathell, Hunt and Associates, LLC, at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, or by calling (561) 571-0010.

Jordan Lansford, District Manager  
Saltmeadows Community Development District  
December 12, 2025 25-02269M

FIRST INSERTION

Notice of Special Meeting of the Board of Supervisors of Parrish Lakes Community Development District

Notice is hereby given that the Board of Supervisors (the "Board") of the Parrish Lakes Community Development District (the "District") will hold a Special Meeting on December 19, 2025, at 12:00 p.m. at the **Springshill Suites, 102 12th Street West, Bradenton, Florida 34205**. The Board will discuss the loan documents and may consider any business that may properly come before it.

Copies of the agenda will be available by emailing the District Manager [Audette@hikai.com](mailto:Audette@hikai.com). The District Manager's office can be reached telephonically at (813) 565-4663.

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.

Any person who decides to appeal any decision made at the meeting, with respect to any matter considered at the meeting, is advised that a record of the proceedings is needed and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based.

Audette Bruce  
District Manager  
December 12, 2025 25-02293M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

RaceTrac, Inc., does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-193 was adopted by the Board.

December 12, 2025 25-02264M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of Sweet Pea's located at: 7136 Circle Strand in the city of Bradenton, FL 34203 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 4th day of December 2025.

OWNER:  
Culinary Consulting LLC 3527 Stony Street #4 Mohegan Lake, NY 10547  
December 12, 2025 25-02267M

FIRST INSERTION

INVITATION TO NEGOTIATE (ITN) Number 25-002

Invitation to Negotiate (ITN) for the sale and development of the properties located at 414 10th Street West (also known as 410 10th Street West), 1002 Manatee Avenue West, 1007 4th Avenue West, 1009 4th Avenue West and 1001 4th Avenue West, Bradenton, Florida 34205.

Manatee County will receive sealed proposals at Manatee County Property Acquisition Division, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202.

The Due Date and Time for submission of Proposals in response to this ITN is February 9, 2026 at 3:00 PM at the Manatee County Property Acquisition Division, 9000 Town Center Parkway, Lakewood Ranch, Florida 34202. <https://mymanatee.org/departments/property-management-department/property-acquisition-division>

December 12, 2025 25-02285M

**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**

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on December 27, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, [www.storage-treasures.com](http://www.storage-treasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

**PUBLIC STORAGE # 08735, 1010 W Lumsden Road, Brandon, FL 33511, (813) 358-1830 Time: 09:30 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0078 - Pereira, Destiny; 0105 - Boatright, Bradin; 0153 - Edouard, Jeffte; 0206 - Baker, Antonio; 0248 - Smith, Hewitt; 0266 - Lobo, Tania; 0281 - Early, Erika; 0309 - Larsh, Dustin; 0316 - Allister, Monice; 0331 - Acevedo, Mark; 0333 - Eagle, Violet; 1028 - Taylor, David; 1053 - Beemer, Natalie; 1067 - Hercule, Wilson; 2001 - Jenkins, Ebony; 2023 - Nicolaus, Keneasha; 2027 - Jenkins, Ebony; 2036 - Clinton, Jeffrey; 3001 - Brandon, Carl; 3032 - Brown, Kelvin; 3046 - Brown, Michael; 3052 - Hillary, Erica; 3065 - peacock, deona; 3067 - Trent, Darren; 3072 - Curry, Matthew; 3086 - Passman, Robert; 4017 - bishop, ryan; 4028 - Boston, Celese; 4040 - Aloyo, Kevin; 4041 - Love, Samuel; 9058 - Baraybar, Myriam

**PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:30 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0006 - Wagner, Paul Jon; 0065 - Bennett, Anthony; 0126 - Scott, Brea; 0139 - Cheaves, Breon; 0168 - Amidon, Francis; 0185 - Rumph, Shawnta; 0193 - Bateman, Tracy; 1092 - Randall, Lakenyah; 2043 - Toms, Katelyn; 2095 - Miller, Nadia; 2237 - Dunbar, Shavonna; 3063 - Galloway, William; 4045 - Rojas, Bonnie; 4067 - Padro, Carmen; 4079 - Correia, Kyla; 4115 - Clermont, Jalissa; 4124 - Hendricks, Shanna; 4135 - Booth, Summer; 4146 - brown, Courtney; 4175 - Williams, Shacarl; 4186 - Harris, Gwindolyn; 4236 - Rigby, Brooke

**PUBLIC STORAGE # 22136, 1035 Starwood Ave, Valrico, FL 33596, (813) 643-1949 Time: 09:45 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0117 - Jones, Greg; 0121 - Jones, Diane; 0231 - Flores, Jocelyn; 0405406 - Murdock, Brittany; 0410 - Blass, Michelle; 0618 - Roberts, Jeremy; 0716 - Potts, Julitha; 1022 - Benga, Karina; 1089 - James, Joseph; 2063 - Masa, Andrew; 2111 - Staples, Kaley

**PUBLIC STORAGE # 22137, 12704 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867 Time: 10:15 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

01015 - Green, Ninkia; 01025 - carnegie, Reginald; 01041 - McGivery, Horesia; 01082 - Thompson, Tonyata; 01098 - Green, Ninkia; 01125 - Jones, Schinnee; 02008 - Martinez, Nykolle; 02019 - Daye, Natea; 02031 - Shears, Jordan; 02077 - Pitts, Zeldia; 02100 - Cotten, Yazmine; 02102 - Mathis, Damian; 02118 - Thompson, Tonyata; 02122 - Hudson, Dave; 02124 - CHURCHWELL, FRANK; 02128 - Thompson, Tonyata; 02199 - Gilbert, Tiffany; 03032 - Mapp, Daryl; 03040 - mack, Stephen; 03188 - Soto, Caitlyn; 03196 - thomas, Latoya; 03198 - Mills, Elroy; 03287 - Gonzalez, Josue; 03293 - Bogucki, Autumn; 03296 - MCRAE, WADE; 03300 - Wilson, Edward; 05016 - Green, Ninkia; 07017 - GRUSOVNIK, JACK; 07018 - Campbell, Brittany; 08017 - Williams, Tracey; 08019 - Armour, Sharae; 09016 - Johnson, Ralston

**PUBLIC STORAGE # 25858, 18191 E Meadow Rd, Tampa, FL 33647, (813) 513-9752 Time: 10:30 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0106 - Rao, Adarlen; 0107 - III, Lucius Gibson; 0201 - Amroush, Walid; 0202 - Lewis, Bernadette D; 0208 - Payne, Jevarr; 0222 - III, Lucius Gibson; 0237 - Jackson, Danielle; 0434 - AIC STRATEGIES Rao, Adarlen; 1015 - Nicholas, Shalette; 1025 - Harrell, Anthony; 2028 - III, Lucius Gibson; 3056 - Burrows, Alicia; 3074 - Brown, Taphonda; 3133 - EASTON PARK HOA Akins, Kenneth; 3136 - clark, Vivian; 3148 - Hopp, Jordan; 3169 - III, Lucius Gibson; 3213 - harris, Shakia; 3232 - Marshall, Gary; 3234 - Rodriguez, Linda

**PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078**  
**Time: 10:45 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0411 - Caldwell, Dniyah; 0419 - cummings, Jamal; 0427 - Mckibbin, Dwan; 0429 - Scott, Edward; 0468 - Belville, Jordan; 0469 - Fowler, David; 0475 - Watkins, Crystal; 0482 - Ross, DeAndre Nadia; 0485 - Sannon, Fabiola; 0608 - Norris, Brett; 0660 - Lawson, James; 0836 - Guertin, Todd; 0844 - Lozon, David; 0849 - Yacin, Charlene; 2087 - Souffrant, Regine; 2106 - Moore, Elrica

**PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

A17CC - johnson, Makia; A24 - Jennings, Thomas; B16CC - gordon, Jamie; C04 - Welsh, Margaret; C17 - Douglas, Maloni; C28 - Menchaca, Miren; C44 - Joseph, Martin; C46 - Torres Manzano, Yilda; D11CC - Brasch, Jonathan; E35CC - York, Natasha; G17 - Sanchez, Jacob; G27 - King, Austin; G30 - Diaz, Aldayr; G37 - Lawton, Monique; H10 - Klahn, Sklyer; K24 - Williams, Quanishia; L17CC - Pittman, Christina; L23CC - Milton, Angela

**PUBLIC STORAGE # 78058, 9419 Moccasin Wallow Rd, Parrish, FL 34219, (941) 340-3737 Time: 11:00 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

K105 - Dirdden, Jayla

**PUBLIC STORAGE # 27104, 7308 E Fowler Ave, Temple Terrace, FL 33617, (813) 755-4277 Time: 11:15 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1099 - porter, Kelvin; 1113 - dean, Jevonta; 1120 - Dawkins, Travonta; 1130 - Funk, Bryan; 1136 - Bowers, Darryl; 1137 - Roulhac, Claudia; 1168 - Hawkins, Lass; 1181 - Lytle, April D; 2007 - Woodard, Maya; 2038 - Davis, Terence; 2056 - Rojas, Shimika Deal; 2065 - Hoes, Angie; 2070 - FennellWilliams, Ozetha; 2073 - Watson, Ieisha; 2083 - Green, Angela; 2100 - Tenorio, Nathaniel; 2101 - Rivers, Andrew; 2117 - Rojas, Shimika Deal; 2125 - Dupree, Mackenzie; 3021 - Bailey, Dorothy; 3029 - Reyes, Ada; 3048 - Bell, Tyra; 3070 - Rojas, Shimika Deal; 3078 - Nusratov, Vagif; 3113 - Lindsey, Anthony; 3122 - Julian, Tamika; 3152 - PERSLEY, ANGELA; 3156 - Warren, Clarence; 3157 - Miller, Emma; 3190 - Parker, Stephen

**PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430**  
**Time: 11:30 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1062 - Hendricks, Jenifer; 1502 - prince, carenthia; 2124 - Fajardo, Jessica; 2341 - Daniels, Jelani; 2510 - peterson, Vanessa; 3359 - Ford, John

**PUBLIC STORAGE # 25430, 1351 West Brandon Blvd, Brandon, FL 33511, (813) 259-7479 Time: 11:45 AM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

A054 - Johnson, Noah; B028 - Sherman, Tamara; B050 - Boone, Yvonne; B085 - Perez, Arline; B088 - Alvarado, Esteban; C015 - Covington, Katrina; C034 - Cacador, Sabrina D; C047 - Gonzalez - Yague, Milagros; C073 - Lopez, Daisy; C104 - Denmark, Sue; C117 - ingratta, James D; D018 - Holvino, Kassandra; D019 - ESQUILIN, WILFREDO; D043 - Pate, Nitisha T; D101 - Anderson, Rashad; D115 - Teasley, Jay; D130 - luciano, Genesis; E045 - Edwards, Chaz; I027 - Paratore, Lisa; I059 - Legrand, Dieuvert; I082 - Oden, Keyanna; J017 - Byrd, Pippi; J026 - williams, mike; J048 - Oliver, Allen; J055 - McCrary, Cashmier; J077 - Taylor, Jamal; J089 - hall, Takierra; J104 - Dinkins, Christina; J105 - Byrd, Pippi; K009 - Ayesh, Ibtisam; K010 - Rattray, Pernel; K012 - McLaughlin, Jamie; K020 - Villanueva, Carlos; K085 - Farese, Brittney; L049 - McCloud, Kieanna; L200 - altidor, Cecilia

**PUBLIC STORAGE # 25597, 1155 Providence Road, Brandon, FL 33511, (813) 666-1721 Time: 12:00 PM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

0024 - Thomas, Shaniah; 0048 - Colon, Jessica; 0086 - Williams, Alicia; 0092 - Galoway, Joanne; 0158 - MBM Global Media Network Bennett, Ralph; 0166 - Bregman, Brittany Katherine; 0231 - Garbarino, Emily; 0245 - Rodriguez Tapia, Felipe; 0270 - Sanes, Ileana; 0278 - Dixon, Derick; 0313 - Teape, Semetra; 0371 - Christopher, Latesha; 0378 - Gentile, Joe; 0380 - Cohen, Diana; 0386 - Martinez, Marilyn; 0389 - Hatchett, Karl; 0411 - Palmore, Melinda; 0440 - Michel, Anthony; 0445 - Murphy, Carlous; 0453 - Atherton, Amanda; 0466 - Crump, Brenda; 0479 - gaskins, Van; 0481 - Young, April; 0514 - Moore, Charles; 0522 - Parker, Karen; 0523 - Welch II, Stuart Scott; 0569 - Scott, Derrick; 0603 - Copeland, Matthew; 0669 - Munson, Debra; 0701 - Francois, Teresa; 0720 - Berry, Deandre; 0731 - Venditti, elena; 0835 - Lewis, Cynthia; 0857E - Green, Kevin; 0861B - Thomas, Stanton Danya; 0861F - Joyner, Tequanna; 0863J - Green, Willie; 0869 - Garbarino, Emily; 0885 - Cargile, Jeffery; 0911 - Garbarino, Emily; 0915 - Verdejo, Heriberto; 0922 - OGara, Lea; 1005 - Dollar, William; 1011 - Evans, Michelle

**PUBLIC STORAGE # 25503, 1007 E Brandon Blvd, Brandon, FL 33511, (813) 302-1897 Time: 12:15 PM**  
**Sale to be held at [www.storage-treasures.com](http://www.storage-treasures.com).**

1020 - Tavaliccio, Daniel; 1049 - Dabbs, Tracy; 1059 - Russell, Joshua; 1062 - Drew, Iisha; 1080 - Jackson, Saminthia; 110 - Klersy, Angela; 1107 - Dabbs, Bryce; 1109 - Scotto, John; 1116 - stallard, mark; 1121 - Pruitt, Kaitlyn; 1159 - Christopher, Michael; 1196 - Powell, Christopher Dupree; 122 - Smith, Fedrerica latavia; 1225 - Knichts, Kristin; 1273 - Garcia, Bernard; 132 - Pedrosa, Stephanie; 133 - Schneider, Samantha; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 - Rodriguez, Francisco M; 313 - Francis, Shirlana; 314 - Pedrosa, Stephanie; 35 - gullede, John; 411 - Rivera, Cecylia; 1344 - Tulloch, Dynesta; 1382 - Salado, Branum; 1438 - serrano, Madeline; 1470 - Miranda, Asia; 1492 - wells, Leeljah; 1495 - Phillips, Samuel; 150 - Williams, Carol; 1512 - Oliver, Jennifer; 153 - Turner, Jessica; 164 - Salisbury, Chariana; 2005 - Ward, Kool; 259 - McMillan, Justin; 274 -

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2614  
IN RE: ESTATE OF  
ELKE PERTEN,  
Deceased.**

The administration of the ESTATE OF ELKE PERTEN, deceased, whose date of death was October 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this Notice is 12/12, 2025.

**Personal Representative:  
LARRY GEIMER**

c/o 1515 Ringling Blvd., 10th Floor  
Sarasota, Florida 34236

Attorney for Personal Representative:  
RICHARD R. GANS

Florida Bar No. 0040878  
FERGESON SKIPPER, P.A.

1515 Ringling Boulevard, 10th Floor  
Sarasota, Florida 34236

(941) 957-1900

rgans@fergesonskipper.com  
services@fergesonskipper.com

December 12, 19, 2025 25-02265M

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-002417  
Division: Probate  
IN RE: IDA MAE JOHNSON AKA  
IDA MAE VAUGHN JOHNSON  
Deceased**

The administration of the estate of Ida Mae Johnson aka Ida Mae Vaughn Johnson, deceased, whose date of death was May 8, 2025, is pending, under File No. 2025-CP-002417 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 representatives and the personal representative's attorneys are set forth below.

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

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

THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

The date of first publication of this notice is: December 12, 2025.

**Personal Representative:  
Sharpe Patrick Johnson,**

420 50th Street W,  
Palmetto, Florida 34221

Attorney for Personal Representative:  
Taren Castro, Esq.,

Florida Bar No. 1022293,

The Castro Law Firm, PLLC,  
2385 NW Executive Ctr Dr Ste 100,  
Boca Raton, FL 33431,

Telephone (561) 223-9148

December 12, 19, 2025 25-02260M

## FIRST INSERTION

**NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2475  
IN RE: ESTATE OF  
ANDREW B. DOUGLAS,  
Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of ANDREW B. DOUGLAS, deceased, File Number 2025-CP-2475; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34206; that the decedent's date of death was July 29, 2025; that the total value of the estate is \$14,039.18 and that the names and addresses of those to whom it has been assigned by such order are:

Beneficiaries:  
GENEVIEVE ROSE DOUGLAS,  
AS TRUSTEE OF THE ANDREW  
B DOUGLAS REVOCABLE TRUST  
DATED DECEMBER 22, 2011, AS  
AMENDED AND RESTATED ON  
FEBRUARY 11, 2025

10207 Hatherleigh Drive, Bethesda,

MD 20814  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 12, 2025.

**GENEVIEVE ROSE DOUGLAS**

10207 Hatherleigh Drive  
Bethesda, Maryland 20814

Andrew L. Clark, Esq.  
Email: aclark@barneswalker.com

Secondary Email:  
mcar michael@barneswalker.com

Florida Bar No. 1033240  
Barnes Walker, Goethe,

Perron, Shea & Johnson, PLLC  
3119 Manatee Avenue West

Bradenton, Florida 34205  
Telephone: (941) 741-8224, ex. 1011

December 12, 19, 2025 25-02270M

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-2790  
Division Probate  
IN RE: ESTATE OF  
CYNTHIA SCOTT EASTMAN  
Deceased.**

The administration of the estate of Cynthia Scott Eastman, deceased, whose date of death was November 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:  
Lauren Ramirez**

5105 Manatee Avenue West  
Suite 15

Bradenton, Florida 34209

Attorney for Personal Representative:  
Logan Elliott, Attorney

Florida Bar Number: 86459  
Elliott Law, P.A.

5105 Manatee Avenue West, Suite 15A  
Bradenton, FL 34209

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

E-Mail: logan@elliottelderlaw.com

December 12, 19, 2025 25-02275M

## FIRST INSERTION

**NOTICE TO CREDITORS  
THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR THE COUNTY OF  
MANATEE - STATE OF FLORIDA  
PROBATE DIVISION  
File No.: 2025-CP-002719  
IN RE: ESTATE OF  
EVELYN G. ROTTGEN  
Deceased.**

The administration of the Estate of EVELYN G. ROTTGEN, deceased, whose date of death was November 2, 2025, is pending in the Circuit Court for Manatee County Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205, under File No.: 2025-CP-002719. The name and address of the personal representative and the personal representative's attorney are set forth below. The first publication of this Notice is on December 12, 2025.

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR WITHIN 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, 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

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

Dated: December 8, 2025

**John Rottgen /s/  
John Rottgen,**

**Personal Representative**  
c/o Paul J. Bupivi, Esq

330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236

Tel.: (941) 404-6360

Paul J. Bupivi /s/  
Paul J. Bupivi, Esq. (FL Bar #94635)

Attorney for the  
Personal Representative  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236

Tel.: (941) 404-6360

Email: paul@bupivilaw.com

December 12, 19, 2025 25-02282M

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2705  
Division Probate  
IN RE: ESTATE OF  
JERRY L. TROWBRIDGE  
Deceased.**

The administration of the estate of Jerry L. Trowbridge, 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 P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:  
Diana Kristell Irizarry**

c/o BOYER & BOYER PA

46 N Washington Blvd, Ste 21  
Sarasota, FL 34236

Attorney for Personal Representative  
Andrew R. Boyer, Esq.

Attorney for Personal Representative  
Florida Bar Number: 35409

BOYER & BOYER PA  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236

Telephone: (941) 365-2304  
Fax: (941) 364-9896

Email: aboyer@boyerboyer.com

Secondary Email:  
service@boyerboyer.com

December 12, 19, 2025 25-02261M

## FIRST INSERTION

**NOTICE TO CREDITORS  
(summary administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
File No. 2025-CP-002258 AX  
Division Probate  
IN RE: ESTATE OF  
RICHARD L. MANSE,  
Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration and an Order Determining Homestead Status of Real Property have been entered in the estate of Richard L. Manse, deceased, File Number 2025-CP-002258 AX, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206-5400; that the decedent's date of death was August 27, 2025; that the total value of the estate is exempt homestead real property as well as tangible personal property valued at \$800.00, which value is exceeded by the fees and costs paid out of pocket by the Petitioner, thus there are no assets available to pay creditors. The names and addresses of those to whom the assets have been assigned by such order are:

Tammy Lynn Atkinson (50%)  
305 51st Ave E

Bradenton, FL 34203

Thomas Alan Manse (50%)  
2307 Lehigh Ave

Bradenton, FL 34207

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Florida Statute 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 creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. However, as noted above, there are no assets for payment of creditors' claims.

The date of first publication of this Notice is December 12, 2025.

**Personal Giving Notice:  
Tammy Lynn Atkinson**

305 51st Ave E

Bradenton, FL 34203

Attorney for Person Giving Notice:  
James E. Johnson II

Email Address:  
johnson@manateelegal.com

Email Address:  
shernandez@manateelegal.com

Florida Bar No. 0061621  
Greene Hamrick Schermer  
& Johnson, P.A.

410 43rd Street West, Suite N  
Bradenton, FL 34209

Telephone: (941) 747-1871

December 12, 19, 2025 25-02289M

## FIRST INSERTION

**NOTICE OF ADMINISTRATION  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
CASE NO. 2024CP002482  
IN RE: ESTATE OF  
ROSITA HERRICK, Deceased.**

The administration of the estate of ROSITA HERRICK, deceased, Case Number 2024CP002482, 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 INTERESTED PERSONS ARE NOTIFIED THAT:

The fiduciary lawyer-client privilege in s. 90.5021, Fla. Stat. applies with respect to the personal representative and any attorney employed by the personal representative.

All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All creditors of the decedent and other persons having claims or demands

against decedent's estate on whom a copy of this notice is served must file their claims with this court ON OR BEFORE 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 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 12/12/2025.

**Dror Matalon**

5515 Taft Avenue  
Oakland, CA 94618

**Personal Representative**

Tonya Willis Pitts, Esq.  
Florida Bar No. 0489050

Pitts Law Firm  
6160 State Road 70 E., Suite 107  
Bradenton, FL 34203

Attorney for Personal Representative  
December 12, 19, 2025 25-02291M

## FIRST INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-1030  
Division Probate  
IN RE: ESTATE OF  
RONALD A. MOUNTENAY,  
Deceased.**

The administration of the estate of RONALD A. MOUNTENAY, deceased, whose date of death was March 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is December 12, 2025.

**Personal Representative:  
Jennifer Zuppinger**

10012 Zennia Lane  
Parrish, FL 34219

Attorney for Personal Representative:  
/s/ Jeanne M. Bennett

Jeanne M. Bennett, Esquire  
Attorney for Personal Representative

Florida Bar Number: 32881  
O'BRIEN & BENNETT, P.A.

2750 Ringling Boulevard, Suite 3  
Sarasota, Florida 34237

Telephone: (941) 316-9200  
Fax: (941) 308

## --- SALES / ESTATES / PUBLIC SALES ---

## FIRST INSERTION

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

**CASE NO.: 2023-CA-005502**  
**PENNYMAC LOAN SERVICES,  
LLC,**  
**Plaintiff, v.**  
**CHRISTOPHER WILLIAM LEE  
SCOTT A/K/A CHRISTOPHER  
WILLIAM SCOTT, et al.,**  
**Defendants.**

NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on January 14, 2026, at 11:00 a.m. ET, via the online auction site at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) 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 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida. Property Address: 5143 Creekside Trail, Sarasota, FL 34243 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 Mortgagee, 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 (7) days; if you are hearing or voice impaired, call 711.

SUBMITTED on this 10th day of December, 2025.

TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.

Anthony R. Smith, Esq.

FL Bar #157147

Kathryn I. Kasper, Esq.

FL Bar #621188

Attorneys for Plaintiff

OF COUNSEL:

Tiffany & Bosco, P.A.

1201 S. Orlando Ave, Suite 330

Winter Park, FL 32789

Telephone: (205) 930-5200

Facsimile: (407) 712-9201

December 12, 19, 2025 25-02290M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION

**File No. 2025-CP-002796-AX**  
**IN RE: ESTATE OF**  
**JEFFREY C. TIMMENS,**  
**Deceased.**

The administration of the Estate of JEFFREY C. TIMMENS, Deceased, whose date of death was November 11, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: December 12, 2025

**RANDI MICCICHE**

**Personal Representative**

6320 Venture Drive, Ste. 104

Lakewood Ranch, Florida 34202

Justin W. Najmy, Esq.

Attorney for Personal Representative

Florida Bar No. 1039816

Najmy Thompson P.L.

6320 Venture Drive, Suite 104

Lakewood Ranch, FL 34202

Telephone: 941-907-3999

Email: [jwnajmy@najmythompson.com](mailto:jwnajmy@najmythompson.com)

Secondary Email:

[mccott@najmythompson.com](mailto:mccott@najmythompson.com)

December 12, 19, 2025 25-02283M

## FIRST INSERTION

**NOTICE OF ACTION -  
CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA

**GENERAL JURISDICTION  
DIVISION  
CASE NO.**

**412025CA001564CAAXMA**  
**U.S. BANK NA, SUCCESSOR  
TRUSTEE TO BANK OF AMERICA,  
NA, SUCCESSOR IN INTEREST TO  
LASALLE BANK NA, AS TRUSTEE,  
ON BEHALF OF THE HOLDERS  
OF THE WAMU MORTGAGE  
PASS-THROUGH CERTIFICATES  
SERIES 2007-OA2 TRUST,**

**Plaintiff, vs.**  
**PAUL D. BROWN A/K/A  
PAUL BROWN AND ERICA A.  
BOCHNER, et al.**

**Defendant(s).**  
TO: PAUL D. BROWN A/K/A PAUL BROWN, ERICA A. BOCHNER, Whose Residence Is: 13415 BROWN THRASHER PIKE, BRADENTON, FL 34202

and who is evading service of process and all parties claiming an interest by, through, under or against the Defendant(s), who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 59, GREENBROOK VILLAGE, SUBPHASE V, AKA GREENBROOK VISTAS, A SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGE(S) 11 THROUGH 21, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Con-

gress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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

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

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 8th day of December, 2025.

ANGELINA COLONNOSO

CLERK OF THE CIRCUIT COURT

BY: KRIS GAFFNEY

DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL

ATTORNEY FOR PLAINTIFF

6409 CONGRESS AVENUE,

SUITE 100

Boca Raton, FL 33487

PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)

23-170950

December 12, 19, 2025 25-02280M

## FIRST INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT  
FOR MANATEE COUNTY, FLORIDA  
Probate Division

**File No.**  
**412025CP002802PMAXMA**  
**IN RE: ESTATE OF**  
**CARA ANN WALSH**  
**DECEASED**

CARA ANN WALSH, a resident of Manatee County, Florida, who died on November 16, 2025, was the grantor of a trust entitled:

The Cara A. Walsh Trust U/A/D August 7, 2018, as amended which is a trust described in Section 733.707(3) of the Florida Probate Code, and is liable for the expenses of the administration of the decedent's estate and enforceable claims of the decedent's creditors to the extent the decedent's estate is insufficient to pay them, as provided in Section 733.607(2) of the

Florida Probate Code.

The name and address of the Trustee are set forth below.

The Clerk shall file and index this Notice of Trust in the same manner as a caveat, unless there exists a probate proceeding for the settlor's estate in which case this Notice of Trust must be filed in the probate proceeding and the Clerk shall send a copy to the Personal Representative.

Signed on this 1st day of December, 2025.

**DONNA MARIE SWEISS, Trustee**  
15776 Sacile Lane  
Bradenton, FL 34211

Copy mailed to Cynthia E. Orozco, Attorney for the Trustee on Angelina Colonnese  
Manatee County Clerk of The Circuit Court

Deputy Clerk  
December 12, 19, 2025 25-02271M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION

**File No. 2025-CP-2832**  
**IN RE: ESTATE OF**  
**VERNA MAE KUBICEK,**  
**Deceased.**

The administration of the estate of VERNA MAE KUBICEK, deceased, whose date of death was October 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 12, 2025.

**Personal Representative:**

**Deborah Barncord**

**c/o MACKEY LAW GROUP P.A.**

1402 3RD AVE W

BRADENTON, FL 34205

Telephone: (941) 746-6225

Fax: (941) 748-6584

Attorney for Personal Representative:

Catherine Z. Mackey, Esq.

Florida Bar Number: 657123

MACKEY LAW GROUP P.A.

1402 3RD AVE W

BRADENTON, FL 34205

Telephone: (941) 746-6225

Fax: (941) 748-6584

December 12, 19, 2025 25-02276M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
(Summary Administration)  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION

**File No. 2025 CP 2363**  
**Division Probate**  
**IN RE: ESTATE OF**  
**GABRIELE BLUNK RICKEN**  
**Deceased.**

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of GABRIELE BLUNK RICKEN, deceased, File Number 2025 CP 2363, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was August 31, 2025; that the total value of the estate is \$10,231.48 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

Jessica Alexandria Shacklett

6414 Spyglass Lane

Brade, FL 34202

Jennifer Shacklett

9232 66th Ave Dr E

Bradenton, Florida 34202

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is December 12, 2025.

**Person Giving Notice:**

**Jessica Alexandria Shacklett**

6414 Spyglass Lane

Brade, Florida 34202

Attorney for Person Giving Notice

/s/ Christopher D. Smith, Esq.

Christopher D. Smith, Esq.

Attorney for Petitioner

Florida Bar Number: 0605433

1561 Lakefront Dr Unit 204

SARASOTA, FL 34240

Telephone: (941) 202-2222

Fax: (941) 907-3040

E-Mail: [smith@chrissmith.com](mailto:smith@chrissmith.com)

Secondary E-Mail:

[paralegals@chrissmith.com](mailto:paralegals@chrissmith.com)

December 12, 19, 2025 25-02278M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION

**CASE NO.:**  
**412025CP002518CPAXMA**  
**IN RE: ESTATE OF**  
**THOMAS K. SCHROEDER**  
**Deceased.**

The administration of the Estate of THOMAS K. SCHROEDER, deceased, whose date of death was January 3, 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 or 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 file their claims with this court WITHIN THREE (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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of the first publication of this notice is December 12, 2025.

**Personal Representative:**

**Karin D. Schroeder aka**

**Karen D. Schroeder**

8700 Singlefoot Trail

Kirtland, OH 44094

Attorney for Personal Representative:

Elizabeth Klucher Reynolds

(Florida Bar No. 1031326)

Buckingham, Doolittle & Burroughs, LLC

1375 E. 9th Street, Suite 1700

Cleveland, OH 44114

Telephone/Fax: (216) 553-3387

Email: [ereynolds@bdbllaw.com](mailto:ereynolds@bdbllaw.com)

December 12, 19, 2025 25-02274M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA

**UNC #: 412025CP002205CPAXMA**  
**Ref. #: 2025CP002205AX**  
**IN RE: The Estate of**  
**Marilyn Schneider**  
**Deceased.**

The administration of the estate of Marilyn Schneider, deceased, whose date of death was June 2, 2024, and whose social security number is xxx-xx-6456 is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 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 12, 2025.

**Personal Representative:**

**MARLA KIWACZ**

Attorney for Personal Representative:

Paul Christopher Grivas, Esq.

Florida Bar No. 41108

Grivas Law Group, PA

924 7th Avenue East



--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**CASE NO. 2025CA000281AX**  
**CROSSCOUNTRY MORTGAGE, LLC,**  
**Plaintiff, vs.**  
**HEATHER O'BRIEN WALKER AND TRAVIS W. WALKER A/K/A TRAVIS WALKER, et. al.**  
**Defendant(s),**  
TO: TRAVIS WESLEY WALKER

TRUST & ESTATE, whose residence is unknown if he/she/they are living; and if he/she/they are dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:  
LOT 2094, TWIN RIVERS, PHASE II AS PER PLAT

THEREOF RECORDED IN PLAT BOOK 44, PAGE 122, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
AND  
LOT 2093, TWIN RIVERS, PHASE II AS PER PLAT THEREOF RECORDED IN PLAT BOOK 44, PAGE 122, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Avenue, Suite 100, Boca Raton, Florida 33487 on or before (30 days

from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.  
In and for Manatee County:  
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the

phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice

impaired, call 711.  
WITNESS my hand and the seal of this Court at Manatee County, Florida, this 9TH day of DECEMBER, 2025.  
ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
BY: KRIS GAFFNEY  
DEPUTY CLERK  
Robertson, Anschutz, Schneid, Crane & Partners, PLLC  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@rasg.com  
24-214544  
December 12, 19, 2025 25-02287M

SUBSEQUENT INSERTIONS

--- SALES / ACTIONS ---

SECOND INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO.: 2024-CA-001956**  
**NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,**  
**Plaintiff, v.**  
**JERRY DAVIS, et al.,**  
**Defendants.**  
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 www.manatee.realforeclose.com 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 as-

sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
SUBMITTED on this 1st day of December, 2025.  
TIFFANY & BOSCO, P.A.

/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
December 5, 12, 2025 25-02241M

FOURTH INSERTION

**NOTICE OF ACTION FOR PETITION FOR TEMPORARY CUSTODY BY EXTENDED FAMILY**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
FAMILY LAW DIVISION  
**Case No: 2025-DR-001410**  
**JEFFERSON DOR and ROSELENE DOR,**  
**Petitioners, and**  
**MARIE BONCOEUR,**  
**Respondent/Mother.**  
TO: MARIE YVES BONCOEUR  
Last Known Address: 6038 Indrio RD Apt S8, Fort Pierce, FL 34951  
YOU ARE NOTIFIED that a Petition For Temporary Custody By Extended Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for the Petitioners, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioners, Jefferson Dor and Roselene Dor, on or before 12/26/2025, and file the original with the Clerk of this Court at: Manatee County Clerk of Circuit Court, 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.  
The minor child(ren) are identified as follows:  
M.G.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti  
M.R.D., DOB: 05/08/2011, Place of Birth: Port Au Prince, Haiti  
Physical Description of Respondent:  
Age: 55 Hair Color: Black Race: Haitian/Black Eye Color: Brown  
Approximate Height: 5'5 Approximate Weight: Approx 150  
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated: 11/14/2025  
CLERK OF THE CIRCUIT COURT (SEAL) By: Deputy Clerk  
Nov. 21, 28; Dec. 5, 12, 2025  
25-02187M

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 2019CA004644AX**  
**Wells Fargo Bank, National Association as Trustee for Soundview Home Loan Trust 2007-OPT3, Asset-Backed Certificates, Series 2007-OPT3,**  
**Plaintiff, vs.**  
**Carlos Garcia, et al., Defendants.**  
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, www.manatee.realforeclose.com, 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 SANDHILLS; SUBPHASE M, UNITS

1 & 2 A/K/A TWIN HILLS, SUBPHASE N, UNITS 1 & 2 A/K/A PORTMARNOCK; SUBPHASE O, UNITS 1 & 2 A/K/A ASHLAND A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 37, PAGE(S) 41, PUBLIC RECORDS MANATEE COUNTY, FLORIDA.  
TAX ID: 588482109  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee

County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
Dated this 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  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 18-F03332  
December 5, 12, 2025 25-02242M

SECOND INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**Case No.:**  
**412025CA002184CAAXMA**  
**THE UNITED STATES OF AMERICA ON BEHALF OF ITS AGENCY, THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT,**  
**Plaintiff, v.**  
**UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, 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**

**HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,**  
**Defendant.**  
To the following Defendant(s):  
UNKNOWN HEIRS, CREDITORS, DEVISEES, BENEFICIARIES, GRANTEE, 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

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 Plaintiff's 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 www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email

an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
WITNESS my hand and the seal of this Court this 1st day of DECEMBER, 2025.  
ANGELINA COLONNESO  
As Clerk of the Court  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
December 5, 12, 2025 25-02248M

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, 2025 25-02248M

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

FOURTH INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO: 2025CA2715**  
**KYLE STOKKE,**  
**Plaintiff, v.**  
**ANY UNKNOWN HEIRS AND BENEFICIARIES OF JAMES E. ADAMS; CTX MORTGAGE COMPANY, LLC; WELLS FARGO BANK, N.A.; and FLORIDA DEPARTMENT OF HIGHWAY SAFETY AND MOTOR VEHICLES, Defendants.**  
TO: ANY UNKNOWN HEIRS, DEVISEES, GRANTEE, 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-

orney 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 www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800)342-8011 or www.floridabar.org/public/lrs/.  
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" Colonnese  
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

SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO: 25-CC-002519**  
**KINGSFIELD HOMEOWNER'S ASSOCIATION, INC.,**  
**a not-for-profit Florida corporation,**  
**Plaintiff, vs.**  
**KENNETH A. GILBERTSON; KARIANNA B. GILBERTSON; AND UNKNOWN TENANT(S),**  
**Defendants.**  
NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:  
Lot 38, Block E, KINGSFIELD, PHASE II, according to the Plat thereof as recorded in Plat Book 34, Pages 32 through 36, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.  
Property Address: 11825 Shrewsbury Lane, Parrish, FL 34219  
at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com at 10:00 A.M. on January 13, 2026  
IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.  
IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.  
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.  
MANKIN LAW GROUP  
BRANDON K. MULLIS, ESQ.  
Email:  
Service@MankinLawGroup.com  
Attorney for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217  
December 5, 12, 2025 25-02249M

SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION  
**Case No. 25-CC-002438**  
**OAKLEAF HAMMOCK HOMEOWNERS ASSOCIATION, INC.,**  
**Plaintiff, vs.**  
**ERIC BRIONES,**  
**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 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 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 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:  
Pleadings@rpplaw.com  
Counsel for Plaintiff  
By: /s/ Nicholas T. Pizanias  
Monique E. Parker,  
Florida Bar No. 0669210  
Bennett L. Rabin,  
Florida Bar No. 03994580  
Adam C. Gurley,  
Florida Bar No. 0112519  
Nicholas T. Pizanias,  
Florida Bar No. 118857  
10368-033  
December 5, 12, 2025 25-02235M

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: 11/12, 2025  
CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnese  
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

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: 11/12, 2025  
CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnese  
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

## --- ESTATE ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY 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

best bidder, for cash, via Internet: [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 A.M. on January 7, 2026.

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 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

## SECOND 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:  
jtroiано@williamsarker.com  
Secondary: spark@williamsarker.com  
December 5, 12, 2025 25-02254M

## SECOND 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

## SECOND 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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**FILE NO. 2025 CP 2608**  
**IN RE: ESTATE OF**  
**DANIEL THEN 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

## SECOND 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. PILLSBURY 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

## SECOND 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 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

## SECOND 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@sarasaelderlaw.com  
Secondary E-Mail:

deedee@sarasaelderlaw.com  
December 5, 12, 2025 25-02247M

## SECOND 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

**PUBLISH  
YOUR  
LEGAL NOTICE**

**We publish all Public  
sale, Estate & Court-  
related notices**

- Simply email your notice to [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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