

## MANATEE COUNTY LEGAL NOTICES

## --- PUBLIC SALES ---

## FIRST INSERTION

**Manatee County Invitation to Negotiate (ITN) Number 25-002**  
An advertisement was prepared in anticipation of issuing an Invitation to Negotiate (ITN), in order to meet publishing deadlines. However, the County has since decided not to proceed with the issuance of an ITN at this time. Please disregard the previously published advertisement dated December 12, 2025. December 19, 2025 25-02319M

## FIRST INSERTION

**Notice Under Fictitious Name Law According to Florida Statute Number 865.09**  
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of The Center for Primary Care located at 10940 East SR 70, Suite 103 in the City of Lakewood Ranch, Manatee, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.  
Dated this 17th day of December, 2025 The Center for Urgent Care, LLC J. Albert Avila, MD - Manager December 19, 2025 25-02339M

## FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Auction date and time:  
01/08/26 @ 10:00AM

Marc Embrey- 1 tote, 1 suitcase  
Shane Herbert- household items  
Extra Space Storage  
1930 Cortez Rd W,  
Bradenton, FL, 34207  
941-302-9918  
www.Storagetreasures.com

Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.

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

December 19, 26, 2025 25-02303M

## FIRST INSERTION

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

5225 Caruso Road, Bradenton, FL 34203 941-216-0233 January 8th, 2026 @ 11am

Jose Maza  
Books, toys, tools, cleaning supplies and more

Leilani Harrison  
Clothes, Toys, bedding, TVs, kitchen goods

iWash Solutions / Adrian Carter  
House Appliances  
Jessica Vincenti  
furniture boxes

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

December 19, 26, 2025 25-02301M

## FIRST INSERTION

## NOTICE OF RULEMAKING BY SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

In accordance with Chapters 190 and 120, Florida Statutes, the Saltmeadows Community Development District ("District") hereby gives the public notice of its intent to adopt proposed amended Amenity Rules and Rates ("Amended Amenity Rules and Rates"). The proposed rule number is 2026-01. The purpose and effect of the proposed rule is to amend the rates for the use of the amenities. Prior notice of rule development was published in the Business Observer on December 12, 2025.

A public hearing will be conducted by the Board of Supervisors of the District on January 20 2026, at 2:00 p.m. at the Courtyard by Marriott Sarasota University Park/Lakewood Ranch Area, 8305 Tourist Center Dr, Sarasota, Florida 34201 relative to the adoption of the Amended Amenity Rules and Rates. Pursuant to Sections 190.01(5) and 190.01(3), Florida Statutes, the Amended Amenity Rules and Rates will not require legislative ratification. The proposed amended rates include:

Room / Area	Rental Fee	Deposit
Club Room	\$500 for 4 hour rental. \$125 each additional hour	\$500
Item	Fee	
Replacement of Damaged, Lost, or Stolen FOB	\$50	
Insufficient Funds Fee (for submitting an insufficient funds check)	\$50	
Enforcement of Penalties/Fines	Up to \$1,000	

The Amended Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the proposed amended rates, fees and deposits are to provide for efficient and effective District operations of the District's amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes.

## FIRST INSERTION

## FICTITIOUS NAME NOTICE

Notice is hereby given that SITEONE LANDSCAPE SUPPLY, LLC, OWNER, desiring to engage in business under the fictitious name of CC LANDSCAPING WAREHOUSE PLUS located at 300 COLONIAL CENTER PARKWAY, SUITE 600, ROSWELL, GEORGIA 30076 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

December 19, 2025 25-02322M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 1/8/2026 at 9:30 AM

Jarrett Troupes-  
2 bdr apt essentials  
Dayne Clarke-  
dressers, bookshelf, night stand  
Selinna Daisey-  
stuff odds and ends

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

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

Dated this 11th day of December, 2025

Kimberly Schehrer

December 19, 2025 25-02305M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 4805 96th ST E palmetto Fl 34221

Phone Number 561-288-6308  
Time of Sale 01-07-2026 9:30 am

Albert Perez grill mattress and bedding personal effects furniture box's tools house holds

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

Purchases must be made with cash only and paid above referenced facility in order to complete the transaction.

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

Dated this 16th day of December, 2025

Ethan Stanier

December 19, 2025 25-02321M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 4805 96th ST E palmetto Fl 34221

Phone Number 561-288-6308  
Time of Sale 01-07-2026 9:30 am

Lauren Flores- Bedroom set

Ryan Evans- TV, Boxes, game boxes, books

Kristine Gorris- King Size Bed frame, bedroom furniture, dining room table 4 chairs

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

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

Dated this 19th day of December, 2025

25-02294M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 3708 Manatee Ave W Bradenton, FL 34205 on 01/08/2026 at 10:00 AM

Lauren Flores- Bedroom set

Ryan Evans- TV, Boxes, game boxes, books

Kristine Gorris- King Size Bed frame, bedroom furniture, dining room table 4 chairs

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

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

Dated this 19th day of December, 2025

25-02300M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 3708 Manatee Ave W Bradenton, FL 34205 on 01/08/2026 at 10:00 AM

Lauren Flores- Bedroom set

Ryan Evans- TV, Boxes, game boxes, books

Kristine Gorris- King Size Bed frame, bedroom furniture, dining room table 4 chairs

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

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

Dated this 19th day of December, 2025

25-02294M

## FIRST INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 3708 Manatee Ave W Bradenton, FL 34205 on 01/08/2026 at 10:00 AM

Lauren Flores- Bedroom set

Ryan Evans- TV, Boxes, game boxes, books

Kristine Gorris- King Size Bed frame, bedroom furniture, dining room table 4 chairs

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

Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction.

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

Dated this 19th day of December, 2025

25-02294M

## FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of FHP MEDIA located at 4501 Manatee Ave W, Box 167 in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, pursuant to section 865.09 of the Florida Statutes.

Dated this 12th day of December, 2025

FHP MEDIA GROUP INC.

Aimee Dobbins

December 19, 2025 25-02320M

## FIRST INSERTION

## FOUND AND ABANDONED PROPERTY POST DATE: December 19, 2025

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

TYPE	CASE	TYPE	CASE
TOOLBOX W/ BREAKERS, TOOLS	2024-000258	E-BIKE	2025-000409
NECKLACE	2024-005142	E-BIKE	2025-007583
KAYAK	2024-000937	E-BIKE	2025-006259
KAYAK	2024-008338	BIKE	2025-020288
IPAD & PHONE	2025-022043	DRONE	2025-021701
PHONE	2025-022116	E-BIKE	2025-021931
GENERATOR, ENGINE, MOTOR	2025-022052	COMPRESSOR	2025-004291
		POLE SAW	2025-016200

December 19, 26, 2025 25-023

## --- ESTATE ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
File No. 2025-CP-002801 AX  
Probate Division  
IN RE: ESTATE OF  
Theresa Anne Peterson,  
Deceased.

The administration of the estate of Theresa Anne Peterson, deceased, whose date of death was March 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 19, 2025.

**Personal Representative:**  
Wells Fargo Bank, N.A.

350 E. Las Olas Blvd., 19th Floor  
Fort Lauderdale, FL 33301

Attorney for Personal Representative:

Michael M. Hamrick  
Email Address:  
mhamrick@manateelegal.com  
Email Address:  
shernandez@manateelegal.com  
Florida Bar No. 0290556  
Greene Hamrick  
Scherner & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: 941-747-1871

Dec. 19, 26, 2025 25-02326M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
File No. 2025-CP-002789 AX  
Probate Division  
IN RE: ESTATE OF  
John F. Peterson,  
Deceased.

The administration of the estate of John F. Peterson, deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 19, 2025.

**Personal Representative:**  
Wells Fargo Bank, N.A.

350 East Las Olas Blvd., 19th Floor  
Fort Lauderdale, FL 33301

Attorney for Personal Representative:

Michael M. Hamrick  
Email Address:  
mhamrick@manateelegal.com  
Email Address:  
shernandez@manateelegal.com  
Florida Bar No. 0290556  
Greene Hamrick  
Scherner & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: 941-747-1871

Dec. 19, 26, 2025 25-02327M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
Probate Division  
File No. 2025-CP-2410  
IN RE: ESTATE OF  
PATRICIA ANNE LARIVIERE,  
Deceased.

The administration of the estate of PATRICIA ANNE LARIVIERE, deceased, whose date of death was January 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 19, 2025.

**Personal Representative:**  
Wells Fargo Bank, N.A.

350

East

Las

Olas

Blvd.,

19th

Floor

Fort

Lauderdale,

FL

33301

Attorney for Personal Representative:

Michael M. Hamrick

Email Address:

mhamrick@manateelegal.com

Email Address:

shernandez@manateelegal.com

Florida Bar No. 0290556

Greene Hamrick

Scherner & Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: 941-747-1871

Dec. 19, 26, 2025 25-02328M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
File No. 2025-CP-002806 AX  
Probate Division  
IN RE: ESTATE OF  
John Stevens,  
Deceased.

The administration of the estate of John Stevens, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

The Personal Representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 19, 2025.

**Personal Representative:**  
Mona L. Ames

1055 301 Boulevard East, Apt. 101P  
Bradenton, FL 34203

Attorney for Personal Representative:

James E. Johnson II  
Email Address:  
jjohnson@manateelegal.com  
Email Address:  
cgodfrey@manateelegal.com  
Florida Bar No. 0061621  
Greene Hamrick  
Scherner & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: (941) 747-1871

Dec. 19, 26, 2025 25-02325M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 2824  
IN RE: ESTATE OF  
SUSAN D. BANK,  
Deceased.

The administration of the estate of SUSAN D. BANK, deceased, whose date of death was SEPTEMBER 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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. 732.221, 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 DECEMBER 19, 2025.

**Personal Representative:**  
Janet Orto

6302 26th Ave. W.  
Bradenton, FL 34209

Attorney for Personal Representative:

William Shaffer, Esq.  
Bouziane Shaffer, LLC  
Attorney for Petitioner  
Florida Bar No. 65952  
In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W.  
Bradenton, FL 34205  
Telephone: 941-748-0550  
Email: Will@hamiltonpricelaw.com  
Secondary Email:  
Tara@hamiltonpricelaw.com

Dec. 19, 26, 2025 25-02324M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 412025CP002091  
IN RE: ESTATE OF  
JOHN WAYNE CHANDLER,  
Deceased.

The administration of the estate of JOHN WAYNE CHANDLER, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

All creditors of 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this notice is 12-19-2025.

**DIANNE ELIZABETH CHANDLER**  
Ancillary Personal Representative  
MATTHEW D. UNZICKER, ESQ.  
Attorneys for Personal Representative  
Florida Bar No. 1015962  
Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
Telephone: (941) 907-9022  
Fax: (941) 954-9992  
Primary Email:  
munzicker@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com

Dec. 19, 26, 2025 25-02323M

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 412025CP002459CPAXMA  
IN RE: ESTATE OF  
ROBERT PHARES  
Deceased.

The administration of the estate of NORMAN W. KIEL, deceased, whose date of death was June 28, 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 name and address of the personal representative are: JAMES W. KIEL, 1305 Monte Carlo Drive, Jenison, Michigan 49428. The name and address of the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with this court WITHIN

## --- ACTIONS / SALES ---

## FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
Case No.: 412025CA000382CAAXMABANK OF AMERICA, N.A.  
Plaintiff, vs.MERRY KRUSE A/K/A MERRY L. KRUSE; ET AL  
Defendant(s).

To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MERRY KRUSE A/K/A MERRY L. KRUSE A/K/A MERRY LEE KRUSE

Last Known Address

UNKNOWN  
YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-lowing described property:  
UNIT 610, RAINTREE CONDOMINIUM, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 756, PAGE 498, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS AMENDED, AN AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 6, PAGES 40 THRU 47, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
a/k/a 2901 26TH ST W, APT 610, BRADENTON, FL 34205

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plaintiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauderdale, Florida 33309, within 30 days after

the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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 demand in the complaint.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.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.

This notice is provided pursuant to Administrative Order No. 2.065.

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 15TH day of DECEMBER, 2025.

ANGELINA COLONNESO

As Clerk of the Court by:

By: K. Gaffney

As Deputy Clerk

Submitted by:

Marinosci Law Group, P.C.  
100 W. Cypress Creek Road, Suite 1045  
Fort Lauderdale, FL 33309  
Telephone: (954) 644-8704  
Facsimile: (754) 206-1971  
December 19, 26, 2025 25-02315M

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
CASE NO. 2024CA000137PENNYSMAC LOAN SERVICES, LLC.  
Plaintiff, vs.CORY KIMBALL AND SARAH MORRISON, et al.  
Defendant(s).NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 13, 2025, and entered in 2024CA000137 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP is the Plaintiff and CORY KIMBALL; SARAH MORRISON; UNKNOWN SPOUSE OF CORY KIMBALL are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM, on January 07, 2026, the following described property as set forth in said Final Judgment, to wit:

THE SOUTH 156.06 FEET OF THE FOLLOWING DESCRIBED PARCEL; BEGIN AT THE SOUTHEAST CORNER OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHEAST 1/4 OF SECTION 27, TOWNSHIP 33 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA, THENCE NORTH 3 CHAINS, THENCE WEST 10 CHAINS, THENCE SOUTH 3 CHAINS, THENCE EAST 10 CHAINS TO THE

POINT OF BEGINNING, LESS THE WESTERLY 309.86 FEET THEREOF, ALSO LESS THE ROAD RIGHT OF WAY FOR CENTER ROAD.  
- A/K/A: 1703 CENTER RD, TERRA CEIA, FL 34221

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 in accordance with Florida Statutes, Section 45.031.

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 16 day of December, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [flmail@raslg.com](mailto:flmail@raslg.com)  
By: S Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
[dsalem@raslg.com](mailto:dsalem@raslg.com)  
25-309028 - NaP  
December 19, 26, 2025 25-02330M**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY, FLORIDA

Case No. 2025-CA-1834

JANE CHARLES,  
Plaintiff, vs.DAVID SIPE; et al.,  
Defendants.

TO: DAVID SIPE, DERRICK SIPE, BOARD OF TRUSTEES OF THE PROFESSIONAL SERVICE INVESTMENTS TRUST, a/k/a the SIPE FAMILY TRUST, LIANE B. KLEIN, ROCCO A. REFFIE, MICHAEL T. TAKAC, TIFFANY TAKAC, and CHRISTINE JENKINS, 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:

That certain area designated "Reserve Area" shown on the plat of Coconut Bayou as recorded in Plat Book 20, Pages 81 and 82, Public Records of Manatee County, Florida, lying contiguous to and on the southern boundary line of Lot 11 as shown on said plat, and as referenced in the Agreement recorded in O.R. Book 1001, Page 3419 of the Public Records of Manatee County, Florida.

Parcel identification number 70708.0085/9

YOU ARE NOTIFIED that an action for quiet title pursuant to Fla. Stat. § 65.011, termination of easement due to cessation of purpose and abandonment, adverse possession without color of title pursuant to Fla. Stat. § 95.18, and unjust enrichment regarding the above-described strip of property approximately 20 feet wide by 129 feet long (0.059 acres) has been

filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea &amp; Johnson, PLLC, the Plaintiff's attorney, whose address is 3119 Manatee Avenue West, Bradenton, Florida 34205, on or before 30 days from the first publication of the Notice of Action, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.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.

This notice is provided pursuant to Administrative Order No. 2.065.

CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnese  
As Clerk of the Court  
By: (SEAL) K. Gaffney  
As Deputy ClerkDec. 19, 26, 2025; Jan. 2, 2026  
25-02316M

## FIRST INSERTION

**NOTICE OF ACTION**  
FORECLOSURE PROCEEDINGS - PROPERTY  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO: 2024 CA 001278

U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5, ASSET-BACKED SECURITIES, SERIES 2006-5, Plaintiff, v.

JOSE L. MARTINEZ, ET. AL., Defendant(s),

TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOSE L. MARTINEZ, DECEASED;

HUMBERTO MARTINEZ III;

EDUARDO MARTINEZ;

JULIETA MARTINEZ;

GRACIELA MARTINEZ; and

EMILIANO MARTINEZ

Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents, or otherwise not sui juris.

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being situated in Manatee County, Florida, more particularly described as follows:

THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF MANATEE, AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS:  
LOT 79, BLOCK "C-5", SUM-

MERFIELD VILLAGE SUB-PHASE B, UNIT 2, TRACT 325, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 29, PAGES 70 THROUGH 72, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

more commonly known as 11219 Marigold Drive, Bradenton, Florida 34202.

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon BITMAN O'BRIEN, PLLC, Attorneys for Plaintiff, whose address is 610 Crescent Executive Ct., Suite 112, Lake Mary, FL 32746, within thirty (30) days after the 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.

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.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 seal of this Court on the 16th day of DECEMBER, 2025.

ANGELINA COLONNESO

Circuit and County Courts

(SEAL) By: K. Gaffney

Deputy Clerk

December 19, 26, 2025 25-02334M

## FIRST INSERTION

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

GENERAL JURISDICTION DIVISION

CASE NO.

412024CA000126CAAXMA

U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1, Plaintiff, vs.

JUANA OCHOA, et al., Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 05, 2025, and entered in 412024CA000126CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE LOAN TRUST 2007-BNC1 MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-BNC1 is the Plaintiff and JUANA OCHOA are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM, on January 08, 2026, the following described property as set forth in said Final Judgment, to wit:

COMMENCE AT THE N.W. CORNER OF SECTION 7, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; THENCE EAST, ALONG THE NORTH LINE OF SAID SECTION 7, A DISTANCE OF 1320.0 FEET TO THE N.W. CORNER OF THE NE 1/4 OF THE NW 1/4 OF SAID SECTION 7 FOR A POINT OF BEGINNING;

THENCE S 00 DEGREES 19 MINUTES 32 SECONDS W, ALONG THE WEST LINE OF SAID NE 1/4 OF THE NW 1/4

OF SECTION 7, A DISTANCE OF 1453.57 FEET TO THE NORTH RIGHT OF WAY LINE OF 28TH STREET COURT EAST;

THENCE S 89 DEGREES 48 MINUTES 58 SECONDS E, ALONG SAID RIGHT OF WAY LINE, A DISTANCE OF 180.00 FEET;

THENCE N 00 DEGREES 19 MINUTES 32 SECONDS E, 1453.57 FEET TO THE AFOREMENTIONED NORTH LINE OF SECTION 7;

THENCE N 89 DEGREES 48 MINUTES 57 SECONDS W, 180.00 FEET TO THE POINT OF BEGINNING.

Property Address: 2102 28TH ST CT E, PALMETTO, FL 34221

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 in accordance with Florida Statutes, Section 45.031.

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 16 day of December, 2025.  
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6909  
Facsimile: 561-997-6909  
Service Email: [flmail@raslg.com](mailto:flmail@raslg.com)  
20-058968 - EuE  
December 19, 26, 2025 25-02331M

## FIRST INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION

Case no. 2025-CA-1691

Flora Lumbra, as Personal Representative of The Estate of Jessica Jazmin Martinez Lumbra, deceased;

Plaintiff, v.

Julian Ortiz Castillo,  
Defendant.

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No.: 2025-CP-002674

## IN RE: ESTATE OF

**SHIRLEY JENKINS, Deceased.**

The administration of the estate of SHIRLEY JENKINS, deceased, whose date of death is September 7, 2025, and whose last four digits of his Social Security Number are xxx-xx-0422, 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 **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 SO FILED WILL BE FOREVER BARRED.**

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

The date of first publication of this notice is December 19, 2025.

**Personal Representative:**

/s/ Jamie Jones

1002 6th Street Court E, Apt. 3202

Bradenton, FL 34208

Attorney for Personal Representative:

/s/ Douglas A Peebles

Douglas A. Peebles, Esq.

Florida Bar No: 0050237

PEEBLES LAW FIRM, P.A.

1201 6th Avenue West, Suite 505

Bradenton, FL 34205

Phone: (941) 742-6611

Fax: (941) 742-6622

E-mail: Efile@plflawfirm.com

Secondary E-mail:

dap@plflawfirm.com

Dec. 19, 26, 2025

25-02329M

## FIRST INSERTION

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

Clerk Case No.: 2025 CA 002963 AX

Agency Case No.: 2025-023643

## IN RE: FORFEITURE OF:

**FIVE THOUSAND THIRTY****DOLLARS (\$5,030.00) IN U.S.****CURRENCY**

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: **FIVE THOUSAND THIRTY DOLLARS (\$5,030.00) IN U.S. CURRENCY**, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de-

manded in the Complaint.

In and for Manatee County:

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

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

DATED: 12/16/2025

ANGELINA COLONNESES,  
CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY, FLORIDA  
1115 Manatee Avenue West  
Bradenton, FL 34205  
(SEAL) BY: K. Gaffney

Deputy Clerk

December 19, 26, 2025 25-02335M

## FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.

412024CA001308CAAXMA

ROCKET MORTGAGE, LLC F/K/A

QUICKEN LOANS, LLC,

Plaintiff, vs.

SETH CRAFT, et al.

Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated November 05, 2025, and entered in 412024CA001308CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC is the Plaintiff and SETH CRAFT are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.reaforeclose.com, at 11:00 AM, on January 08, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 145, GILLEY PATTEN'S ADDITION TO THE CITY OF BRADENTON, FLORIDA, KNOWN AS SECOND ADDITION TO EDGEWOOD, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 301, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,

DA.  
Property Address: 2207 12TH ST W, BRADENTON, FL 34205  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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 16 day of December, 2025.  
ROBERTSON, ANSCHUTZ,  
SCHNEIDER, CRANE & PARTNERS,  
PLLC  
Attorney for Plaintiff  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
Telephone: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: flmail@raslg.com  
By: SV/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0055248  
Communication Email:  
dsalem@raslg.com  
24-223028 - ErS  
December 19, 26, 2025 25-02333M

25-02333M



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

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 SO FILED WILL BE FOREVER BARRED.**

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

The date of first publication of this notice is December 19, 2025.

**Personal Representative:**

/s/ Jamie Jones

1002 6th Street Court E, Apt. 3202

Bradenton, FL 34208

Attorney for Personal Representative:

/s/ Douglas A Peebles

Douglas A. Peebles, Esq.

Florida Bar No: 0050237

PEEBLES LAW FIRM, P.A.

1201 6th Avenue West, Suite 505

Bradenton, FL 34205

Phone: (941) 742-6611

Fax: (941) 742-6622

E-mail: Efile@plflawfirm.com

Secondary E-mail:

dap@plflawfirm.com

Dec. 19, 26, 2025

25-02330M

## --- ACTIONS / SALES ---

## FIRST INSERTION

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

Case No. 2025CA000367AX

Truist Bank,  
Plaintiff, vs.

Maria Del Carmen Zepeda Dalton,  
et al.,  
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000367AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein Truist Bank is the Plaintiff and Maria Del Carmen Zepeda Dalton; Scott Michael Dalton a/k/a Scott Michael Dalton; Lisa Springer a/k/a Lisa S. Springer a/k/a Lisa S. Dalton are the Defendants, that Angelina Colloenes, Manatee County Clerk of Court will sell to the highest and best bidder for cash at www.manatee.reaforeclose.com, beginning at 11:00 AM on the 4th day of March, 2026, the following described property as set forth in said Final Judgment, to wit:

THE WEST 65 FEET OF LOT 2, AND EAST 35 FEET OF LOT 3, WESTOVER SUBDIVISION,  
ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 9,  
PAGE 45, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
TAX ID: 39230000008

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 10th day of December, 2025.

BROCK & SCOTT, PLLC

Attorney for Plaintiff

4919 Memorial Hwy, Suite 135

Tampa, FL 33634

Phone: (941) 618-6955

Fax: (941) 618-6954

FLCourtDocs@brockandscott.com

By/s/ Justin J. Kelley

Justin J. Kelley, Esq.

Florida Bar No. 32106

File # 25-F00339

December 19, 26, 2025 25-02309M

## FIRST INSERTION

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 2024CA000534AX

NEWREZ LLC D/B/A

SHELLPOINT MORTGAGE

SERVICING

Plaintiff(s), vs.

COURTNEY TYLER ROWE;  
UNITED STATES OF AMERICA,  
ADMINISTRATOR OF THE SMALL  
BUSINESS ADMINISTRATION;  
NICOLE ROWE; THE UNKNOWN  
TENANT IN POSSESSION

Defendant(s).

NOTICE IS HEREBY GIVEN THAT, pursuant to the Amended Uniform Final Judgment of Foreclosure entered on December 1, 2025 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonneso, will sell to the highest and best bidder for cash at www.manatee.reaforeclose.com, in accordance with Chapter 45, Florida Statutes on the 21st day of January, 2026 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or, to wit:

LOTS 12 AND 13, BLOCK 4,  
OF WHITFIELD ESTATES,  
ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-

CORDED IN PLAT BOOK 2,  
PAGE(S) 127A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property address: 7745 Westmo

## --- ESTATE / SALES ---

## FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 25-CP-002782  
Division: Probate  
IN RE: ESTATE OF  
JENNIFER LYNN ZAHN,  
Deceased.

The administration of the estate of Jennifer Lynn Zahn, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Hillsborough County, Florida, Probate Division, the address of which is 315 Court Street, Room 106, Clearwater, FL 33756. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: December 19, 2025.

Signed on 11/20/2025.

**David Ronald Andrew Zahn**  
a/k/a **Andy Zahn**  
Personal Representative

10313 Green Links Drive

Tampa, FL 33626

Jonathan P. Kinsella

Attorney for Personal Representative

Florida Bar No. 96398

HKH Elder Law

5235 16th Street North, Ste. 200

St. Petersburg, Florida 33703

Telephone: (727) 343-8959

Email: Jonathan@HKHelderLaw.com

Secondary Email:

staff2@HKHelderLaw.com

Dec. 19, 26, 2025 25-02312M

## SECOND INSERTION

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

**CASE NO.: 2025CC001514AX**  
CASA LOMA INC.,  
Plaintiff, vs.

BEVERLY DELL DIMEO and  
SALLY HARRIS,  
Defendants.

Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on December 3, 2025, in the County Court of Manatee County, Angelina Colonneso, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

Lot 47, Block H, CASA LOMA  
MOBILE HOME SUBDIVISION,  
according to plat thereof  
as recorded in Plat Book 15,  
Pages 58 through 60 inclusive,  
of the Public Records of Manatee  
County, Florida.

at public sale, to the highest and best bidder, for cash via the internet at <https://www.manatee.reaforeclose.com> at 11:00 A.M. on the 4th day of

February 2026. Any person claiming an interest in the surplus from the sale, if any other than the property owner, 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.

Respectfully submitted,  
ATLAS LAW, PLLC

Patrick M. Boylan, Esq. -

Fla. Bar # 1049768

131 N. Howard Avenue

Tampa, Florida 33607

813.241.8269

[efiling@atlaslaw.com](mailto:efiling@atlaslaw.com)

Attorneys for Plaintiff

December 19, 26, 2025 25-02317M

**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 be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, liens, 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 MANA-  
TEE COUNTY, FLORIDA.

AND  
LOT 2093, TWIN RIVERS,  
PHASE II AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 44, PAGE 122,  
PUBLIC RECORDS OF MANA-  
TEE 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](http://www.gulfcoastlegal.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 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: [fmail@raslg.com](mailto:fmail@raslg.com)  
24-214544  
December 12, 19, 2025 25-02287M

## SECOND 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.storagetreasures.com](http://www.storagetreasures.com), where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

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

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

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

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**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-7867** Time: 10:15 AM  
Sale to be held at [www.storagetreasures.com](http://www.storagetreasures.com).

**PUBLIC STORAGE # 22137, 12074 S US Highway 41, Gibsonton, FL 33534, (813) 341-786**



## Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

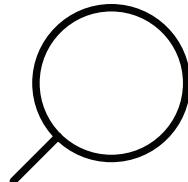


### Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

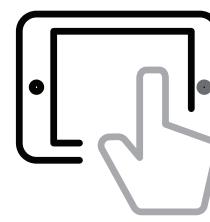
### Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



**Significant numbers of people in rural areas still lack high-speed internet access.**

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



**Moreover, the real digital divide for public notice is growing**

due to the massive migration to smartphones and other small-screen digital devices

**Governments aren't very good at publishing information on the internet.**



Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**



### Types Of Public Notices

#### Citizen Participation Notices

 Government Meetings and Hearings	 Land and Water Use
 Meeting Minutes or Summaries	 Creation of Special Tax Districts
 Agency Proposals	 School District Reports
 Proposed Budgets and Tax Rates	 Zoning, Annexation and Land Use Changes

#### Commercial Notices

 Unclaimed Property, Banks or Governments
 Delinquent Tax Lists, Tax Deed Sales
 Government Property Sales
 Permit and License Applications

#### Court Notices

 Mortgage Foreclosures
 Name Changes
 Probate Rulings
 Divorces and Adoptions
 Orders to Appear in Court

### Stay Informed, It's Your Right to Know.

For legal notice listings go to: [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

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

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law



### Types Of Public Notices

#### Citizen Participation Notices

 Government Meetings and Hearings	 Land and Water Use
 Meeting Minutes or Summaries	 Creation of Special Tax Districts
 Agency Proposals	 School District Reports
 Proposed Budgets and Tax Rates	 Zoning, Annexation and Land Use Changes

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 Unclaimed Property, Banks or Governments
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 Name Changes
 Probate Rulings
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To publish your legal notice call: 941-906-9386 or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)

## --- ESTATE ---

## SECOND INSERTION

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

## SECOND 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.

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

## SECOND 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:

mcarmichael@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

## SECOND 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 Ramerez**  
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

## SECOND 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 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

## SECOND INSERTION

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

The date of first publication of this notice is December 12, 2

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

## SECOND 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

PENNIMAC 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" Colomnes, 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 Creek-side 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

## SECOND 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.

## SECOND INSERTION

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

GENERAL JURISDICTION

DIVISION

CASE NO.

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 VIL-  
LAGE, SUBPHASE V, AKA  
GREENBROOK VISTAS, A  
SUBDIVISION AS PER PLAT  
THEREOF RECORDED IN  
PLAT BOOK 42, PAGE(S) 11  
THROUGH 21, OF THE PUBL-  
IC 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 Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.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 COLONNESO  
CLERK OF THE CIRCUIT COURT  
BY: KRIS GAFFNEY  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND  
SCHNEIDER, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE,  
SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [fmail@raslg.com](mailto:fmail@raslg.com)  
23-170950  
December 12, 19, 2025 25-02283M

of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

If the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (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 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
December 12, 19, 2025 25-02290M

**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 DECEASED'S DATE OF DEATH IS BARRED.

The Personal Representative or cura-

tor has no duty to discover whether any property held at the time of the Dece-

dent's death by the Decedent or the De-

cedent'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 credi-

tor 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@njmythompson.com](mailto:jwnajmy@njmythompson.com)

Secondary Email:

[mscott@njmythompson.com](mailto:mscott@njmythompson.com)

December 12, 19, 2025 25-02283M

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

CASE NO.: 2023-CA-005502

PENNIMAC 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" Colomnes, 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 Creek-side 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

## SECOND 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 VERA 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.

## SECOND 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 STATE:

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:

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](http://www.gulfcoastlegal.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, 202

## --- ACTIONS / SALES ---

## 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

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO: 2024CC002308

COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

MICHAEL TILDEN BEASLEY; UNKNOWN SPOUSE OF MICHAEL TILDEN BEASLEY; 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 18, LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE D, UNIT 2, according to the Plat thereof as recorded in Plat Book 31, Pages 23 through 25, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 7715 Latrobe Court, Lakewood Ranch, FL 34202

at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.reaforeclose.com at 10:00 A.M. on January 29, 2026

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE

## SECOND INSERTION

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

CASE NO.:

412025CA002047CAAXMA

BANK OF AMERICA, N.A.;

Plaintiff, vs.

KIM MESTEL A/K/A KIM R. MESTEL; KIM MESTEL A/K/A KIM R. MESTEL, AS TRUSTEE OF THE KIM R. MESTEL REVOCABLE LIVING TRUST DATED SEPTEMBER 27, 2006; UNKNOWN TRUSTEE OF THE KIM R. MESTEL REVOCABLE LIVING TRUST DATED SEPTEMBER 27, 2006;

PALM-AIRE AT SARASOTA CONDOMINIUM ASSOCIATION "C", INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSESSION OF THE PROPERTY;

Defendant(s).

To the following Defendant(s):

KIM MESTEL A/K/A KIM R. MESTEL

Last Known Address

6999 W COUNTRY CLUB DR 221

SARASOTA, FL 34243

KIM MESTEL A/K/A KIM R. MESTEL, AS TRUSTEE OF THE KIM R. MESTEL REVOCABLE LIVING TRUST DATED SEPTEMBER 27, 2006

Last Known Address

6999 W COUNTRY CLUB DR 221

SARASOTA, FL 34243

UNKNOWN TRUSTEE OF THE KIM R. MESTEL REVOCABLE LIVING TRUST DATED SEPTEMBER 27, 2006

Last Known Address

6999 W COUNTRY CLUB DR 221

SARASOTA, FL 34243

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

UNIT 221, OF NO 10-C PALM-AIRE AT SARASOTA, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 949, PAGES 1118 THROUGH 1168, INCLUSIVE, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 9, PAGES 127 THROUGH 131, OF

## SECOND INSERTION

## SECOND INSERTION