

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

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 190.011(5) and 190.012(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' amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, Florida Statutes.

FIRST INSERTION

**NOTICE OF PUBLIC SALE:**

NOTICE IS HEREBY GIVEN THAT ON 01/12/2026 AT 08:00 AM THE FOLLOWING VEHICLES(S) MAY BE SOLD AT PUBLIC SALE PURSUANT TO FLORIDA STATUTE 713.585. NAME: ORTIZ AUTO REPAIR AND TIRE SALES LLC 1FTFWICTX-EKF33084 2014 FORD 6174.50 TEL: 813-697-1791 MV#: MV94199 LOCATION: 1016 ELLENTON GILLETTE RD, ELLENTON, FL 3422/

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 Troupe- 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.storage treasures.com.

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

December 19, 26, 2025 25-02304M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale- 1/08/26 9:30am

Taneka Robinson-Household

Devin Williams-Furniture

The auction will be listed and advertised on www.storage treasures.com.

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

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

December 19, 26, 2025 25-02299M

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 5305 Manatee Ave W Bradenton, Fl 34209

Phone Number 561-288-4405

Time of Sale 01/08/2026 @ 9:30a

Agata Hatka-Living room bedroom furniture kitchen furniture

David Quan-Household Goods/Furniture, TV/Stereo Equipment, Tools/ Appliance

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

December 19, 26, 2025 25-02295M

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 25-02314M

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 Ellen's Pet Sitting Service located at 14179 Crimson Ave in the City of Lakewood Ranch, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

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

December 19, 26, 2025 25-02302M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

December 19, 26, 2025 25-02294M

The specific grant of rulemaking authority for the adoption of the Amended Amenity Rules and Rates includes Sections 190.035(2), 190.011(5) and 120.54, *Florida Statutes*. The specific laws implemented in the Amended Amenity Rules and Rates include, but are not limited to Section 190.035, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Amended Amenity Rules and Rates. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Amended Amenity Rules and Rates, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431(561) 571-0010, or info@saltmeadowscd.net ("District Manager's Office").

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1-800-955-8770, who can aid you in contacting the District Manager's Office.

Jordan Lansford, District Manager  
Saltmeadows Community Development District  
December 19, 2025

FIRST INSERTION

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

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

Dated this 12th day of December, 2025

FHP MEDIA GROUP INC.

Aimee Dobbins

December 19, 2025 25-02320M

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 Snook Stop located at Delivering to Various Locations in Manatee County in the City of Bradenton, Manatee, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 16th day of December, 2025

Ethan Stanifer

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 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 1/8/2026 10:00am

Vineeta Williams - furniture, clothing, boxes, bins

Amanda Simacek - household goods

Nancy Barnett - household goods

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

December 19, 26, 2025 25-02296M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 01/08/2026 at 10:00 AM.

Timothy Betts - Household goods

Timothy Betts - household goods

Sarah Shumaker - household goods, totes and boxes

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

December 19, 26, 2025 25-02300M

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 25-02337M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Bidding: All bidding will take place online at StorageTreasures.com on **January 8th, 2026**, at 10:00 AM EST. Property will be sold to the highest bidder.

**7001 - 8400 Cortez Rd, Bradenton, FL 34210 - 941-491-0148; Willard Meeks** - moto helmet, bags/backpacks, tools, totes, water jug; **Natasha Ruiz** -couches, washer, dryer; **Amanda Dutcher** - tools, pallets, buckets, wires, helmet, truck bed cover; **Ashton Hanes** - baby carrier, baby walker, toys, bedframe, mattress/box-spring, bags, buckets, dresser, toys.

**7007 - 4305 32nd St., Bradenton, FL 34205 - 941-491-0109; David Holbrook** - Cat carrier, table, adding machine, speakers, table base, bags, food warmer; **Rex Chupp** - Boxes, totes, bike, plastic shelving, mini lawn mower, saw, grandfather clock, lamps, cooler, air compressor; **Michael Farnham** -Totes, e-bike, flat screen tv, fan, space heater, lawn chair, vacuum, clothing, boxes, air mattress, bike pump, tool box; **Amber Allen** - Desk chair, clothing, boxes, totes, desk, shoes, tripod, printer, telescope; **Charles Worley** - Clothing, totes, fan, dishes, step stool, flat screen tv, tv tray tables, wall art;

**7008 - 3760 Cortez Rd W, Bradenton, FL 34210 - 941-491-0083; Michael Kenna** - ladders, shop vac, misc. Items; **Treyton Ransom** - mattress, box spring, chairs, misc. household items; **William Heatley** - totes, appliance, misc. tools and supplies, ladders, coolers; boxes, totes; **Angela Reid** - misc. items, mattress, box spring.

**7020 - 4660 53rd Ave East, Bradenton, FL 34203 - 941-307-7616; Timothy Scheadel** - Paint Sprayer, Dining table & chairs, Tools, Spray paint, Totes, Wall pictures, Garden Wagon, Rug, Boxes, Garden fence, Kid Caddie, Fake plants, Flooring, Tool bag; **Robert Martinez** - 3 Weed eaters, Gas Chainsaw, Elec Pole saw, Elec blower, Step ladder, Fans, 2 Kids bikes, 1 Adult bike, Flat screen TV, Yard tools, Bags, Boxes, Totes, Tool bag, Cabinet, Vacuum, Mattress & Box spring, Toaster oven, Patio table & Chairs, Sink; **Jerry Combs** - Flat screen TV, Fishing Pole, Boxes, Baseball bat, Microwave, Razor Scooter, Jumper cables, Luggage, Pellet rifle. **Charlotte Burgess** - Hutch Cabinet, Wall Pictures, Boxes, Metal Racks, Dining table & Chairs, Fans, Lamp, Bed Frames, Drum, Folding chair, Bags, Misc items.

**8028 - 6403 E State Rd 64, Bradenton, FL 34208 - 941-941-451-5939; Jose Peaspan** - Water softener equipment, chairs, home decor, dresser, bed, lamp, decorations, totes. **Christian Solis** - clothes, luggage, kids bag, skate board, basketball, blanket pillow

**7103 - 10415 Portal Crossing, Bradenton, FL 34211 - 941-491-0117; Edward Jones** - Boxes, doors, metal rack, drywall putty, tools, tool box, paint, cabinets, briefcase; **Jonathan Maracek** - Dresser, couch, hutch, patio table, chairs, mattress, head board, dinning table.

December 19, 26, 2025 25-02313M

# PUBLISH YOUR LEGAL NOTICE

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

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



FLORIDA'S NEWSPAPER FOR THE C-SUITE

## Business Observer

12/20/25



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ESTATE

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FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA <b>File No. 2025-CP-002801 AX</b> <b>Probate Division</b> <b>IN RE: ESTATE OF</b> <b>Theresa Anne Peterson,</b> <b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The personal representative has no</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>Wells Fargo Bank, N.A.</b> 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 Schermer &amp; Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 Dec. 19, 26, 202525-02326M</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA <b>File No. 2025-CP-002806 AX</b> <b>Probate Division</b> <b>IN RE: ESTATE OF</b> <b>John Stevens,</b> <b>Deceased.</b></p> <p>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.</p> <p>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.</p> <p>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.</p> <p>The Personal Representative has no</p>	<p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is December 19, 2025.</p> <p><b>Personal Representative:</b> <b>Mona L. Ames</b> 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 Schermer &amp; Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 Dec. 19, 26, 202525-02325M</p>	
FIRST INSERTION		
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-002426</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>NORMAN W. KIEL</b> <b>Deceased.</b></p> <p>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.</p> <p>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 A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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 Florida Statutes Sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: December 19, 2025.</p> <p>/s/ James M. Flick James M. Flick Attorney for Personal Representative Florida Bar Number: 91075 WALKER   FLICK 3700 S Conway Rd, Ste 212 Orlando, FL 32812 Telephone: (407) 745-0609 Primary E-Mail: james@thefloridalawyers.com Secondary E-Mails: kflick@thefloridalawyers.com service@thefloridalawyers.com Dec. 19, 26, 202525-02318M</p>	



--- ACTIONS / SALES ---

FIRST INSERTION	
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>Case No.:</b> <b>412025CA000382CAAXMA</b> <b>BANK OF AMERICA, N.A.</b> <b>Plaintiff, vs.</b> <b>MERRY KRUSE A/K/A MERRY L. KRUSE; ET AL</b> <b>Defendant(s).</b></p> <p>To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEEES, 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</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol-</p>	<p>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</p> <p>has been filed against you and you are required to serve a copy of you 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</p>
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. 2024CA000137**  
**PENNYMAC 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: [fmail@raslg.com](mailto:fmail@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**  
**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, GRANTEEES, 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, grantee, 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 jurs.  
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 Gulfoast Legal Services at (941) 746-6151 or [www.gulfoastlegal.org](http://www.gulfoastlegal.org), or Legal Aid of Manasota at (941) 747-1628 or [www.legalaidofmanasota.org](http://www.legalaidofmanasota.org). If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."

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

WITNESS my hand and 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

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

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

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

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

Dated: 12/15, 2025.  
CLERK OF THE CIRCUIT COURT  
Angelina "Angel" Colonnese  
As Clerk of the Court  
By: (SEAL) K. Gaffney  
As Deputy Clerk  
Dec. 19, 26, 2025; Jan. 2, 9, 2026  
25-02316M

**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: 561-241-6901  
Facsimile: 561-997-6909  
Service Email: [fmail@raslg.com](mailto:fmail@raslg.com)  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: [dsalem@raslg.com](mailto:dsalem@raslg.com)  
23-154737 - MaM  
December 19, 26, 2025 25-02332M

**NOTICE OF SALE**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
**Case no. 2025-CA-1691**  
**Flora Lumbreras, as Personal Representative of The Estate of Jessica Jazmin Martinez Lumbreras, deceased;**  
**Plaintiff, v.**  
**Julian Ortiz Castillo,**  
**Defendant.**  
NOTICE IS HEREBY GIVEN that pursuant to the final judgment of foreclosure entered by the Court on December 2, 2025, Angelina "Angel" Colonnese, the Clerk of the Court, will conduct a foreclosure sale on February 11, 2026, at 11:00 am, via the online auction site [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), to sell to the highest bidder a ½ legal interest in the following described real property:  
Lot 6, Block 1, A.D. Cox's Sub-division, according to the map

or plat thereof recorded in Plat Book 6, Page 55, Public Records of Manatee County, Florida  
Parcel Identification Number: 26173.0000/5

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.

December 19, 26, 2025 25-02306M

**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. 2021CA002246AX**  
**DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORRAINE BARBER, DECEASED, et al.**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 03, 2025, and entered in 2021CA002246AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORRAINE BARBER, DECEASED; H. STEPHEN HILLEBRAND, ESQ; TESORO HOME FUNDING, LLC; JANET FISCHBACH; JEFF BARBER are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at [\[realforeclose.com\]\(http://realforeclose.com\), at 11:00 AM, on January 06, 2026, the following described property as set forth in said Final Judgment, to wit:  
LOTS 21 AND 22, BLOCK A, HIGHLAND PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST.  
Property Address: 617 32ND 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 15 day of December, 2025.  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email: \[dsalem@raslg.com\]\(mailto:dsalem@raslg.com\)  
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: \[fmail@raslg.com\]\(mailto:fmail@raslg.com\)  
20-058968 - EuE  
December 19, 26, 2025 25-02331M](http://www.manatee.</a></p></div><div data-bbox=)

**FIRST INSERTION**

**NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION  
**CASE NO.: 2024 CA 000884**  
**PLANET HOME LENDING, LLC,**  
**Plaintiff, vs.**  
**CHRISTOPHER ROBERT FOLEY; SHELLY JOE FLETCHER A/K/A SHELLY FLETCHER; HEATHER MICHELLE FOLEY A/K/A HEATHER FOLEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; WILLOW HAMMOCK COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on December 4, 2025 in Civil Case No. 2024 CA 000884, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, PLANET HOME LENDING, LLC is the Plaintiff, and CHRISTOPHER ROBERT FOLEY; SHELLY JOE FLETCHER A/K/A SHELLY FLETCHER; HEATHER MICHELLE FOLEY A/K/A HEATHER FOLEY; UNITED STATES OF AMERICA-DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; WILLOW HAMMOCK COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE

DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEEES, OR OTHER CLAIMANTS are Defendants.

The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) on February 4, 2026 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:  
LOT 101, WILLOW HAM-MOCK PHASE IA & IB, A SUB-DIVISION, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 62, PAGES 42 THROUGH 50, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

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

Dated this 5th day of December, 2025.  
ALDRIDGE PITE, LLP  
Attorney for Plaintiff  
401 W. Linton Blvd.  
Suite 202-B  
Delray Beach, FL 33444  
Telephone: 561-392-6391  
Facsimile: 561-392-6965  
By: /s/Zachary Ullman  
FBN: 106751  
Primary E-Mail: [ServiceMail@aldridgepite.com](mailto:ServiceMail@aldridgepite.com)  
1100-991B  
December 19, 26, 2025 25-02310M



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ACTIONS / SALES

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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 Sheriffs 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  
Sheriffs 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 COLONNESO,  
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.realforeclose.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  
BRADENTOWN, 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, FLORI-

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,  
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: fmail@raslg.com  
By: /s/Danielle Salem  
Danielle Salem, Esquire  
Florida Bar No. 0058248  
Communication Email:  
dsaleem@raslg.com  
24-223028 - ErS  
December 19, 26, 2025 25-02333M

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; Scot 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 Colonneso, Manatee County  
Clerk of Court will sell to the highest  
and best bidder for cash at, www.  
manatee.realforeclose.com, beginning  
at 11:00 AM on the 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,  
TAX ID: 3923000008  
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: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 25-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.realforeclose.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 order,  
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-

reland Drive, Sarasota, FL 34243  
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.

Pursuant to the Fla. R. Jud. Admin.  
2.516, the above signed counsel for  
Plaintiff designates attorney@  
padgettlawgroup.com as its primary e-mail  
address for service, in the above styled  
matter, of all pleadings and documents  
required to be served on the parties.

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,  
PADGETT LAW GROUP  
STEVEN G. HURLEY, ESQ.  
Florida Bar # 99802  
6267 Old Water Oak Road, Suite 203  
Tallahassee, FL 32312  
(850) 422-2520 (telephone)  
(850) 422-2567 (facsimile)  
attorney@padgettlawgroup.com  
Attorney for Plaintiff  
TDP File No. 23-013921-1  
December 19, 26, 2025 25-02336M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT, IN AND  
FOR MANATEE COUNTY, FLORIDA  
CIVIL DIVISION:  
**CASE NO.: 2025CA000652**  
**U.S. BANK NATIONAL**  
**ASSOCIATION,**  
**Plaintiff, vs.**  
**MEGAN L. BESSELMAN;**  
**FLORIDA HOUSING FINANCE**  
**CORPORATION; SMART**  
**SQUARE FEET LLC; CHRIS**  
**PURKA; UNKNOWN TENANT IN**  
**POSSESSION OF THE SUBJECT**  
**PROPERTY,**  
**Defendants.**  
NOTICE IS HEREBY GIVEN pursuant  
to an Order or Final Judgment entered  
in the above styled cause now pending  
in said court and as required by Florida  
Statute 45.031(2), ANGELINA M.  
COLONNESO as the Clerk of the  
Circuit Court shall sell to the highest  
and best bidder for cash electronically  
at www.manatee.realforeclose.com at,  
11:00 AM on the 07 day of January,  
2026, the following described property  
as set forth in said Final Judgment, to  
wit:

LOT 14, BLOCK D, TYLER'S  
SUBDIVISION, ACCORDING  
TO THE PLAT THEREOF, AS  
RECORDED IN PLAT BOOK 2,  
PAGE 34, OF THE PUBLIC RECORDS  
OF MANATEE COUNTY, FLORIDA.  
PROPERTY ADDRESS: 1426  
17TH ST W, BRADENTON, FL  
34205  
IF YOU ARE A PERSON CLAIMING  
A RIGHT TO FUNDS REMAINING  
AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK  
NO LATER THAN THE DATE THAT  
THE CLERK REPORTS THE FUNDS  
AS UNCLAIMED. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS. AFTER THE FUNDS ARE  
REPORTED AS UNCLAIMED, ONLY  
THE OWNER OF RECORD AS OF  
THE DATE OF THE LIS PENDENS  
MAY CLAIM THE SURPLUS.

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 01 day of December 2025.  
By: /s/ Lindsay Maisonet  
Lindsay Maisonet, Esq.  
Bar Number: 93156  
Submitted by:  
De Cubas & Lewis, P.A.  
PO Box 5026  
Fort Lauderdale, FL 33310  
Telephone: (954) 453-0365  
Facsimile: (954) 771-6052  
Toll Free: 1-800-441-2438  
DESIGNATED PRIMARY E-MAIL  
FOR SERVICE PURSUANT TO FLA.  
R. JUD. ADMIN 2.516  
eservice@decubaslewis.com  
25-01150  
December 19, 26, 2025 25-02308M

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
**CASE NO. 2025 CC 1557**  
**SARASOTA CAY CLUB**  
**CONDOMINIUM ASSOCIATION,**  
**INC., a Florida not-for-profit**  
**corporation,**  
**Plaintiff, vs.**  
**ALLA BOGDANOVA,**  
**Defendant.**  
Notice is hereby given that, pursuant  
to the Summary Final Judgment of  
Foreclosure entered in the above-styled  
cause, in the County Court of Manatee  
County, Florida, I will sell the following  
property situated in Manatee County,  
Florida described as:

UNIT S-523 OF SARASOTA  
CAY CLUB CONDOMINIUM,  
ACCORDING TO THE DECLARATION  
OF CONDOMINIUM RECORDED IN  
OFFICIAL RECORDS BOOK 2078, PAGE  
2292, AND ALL EXHIBITS AND  
AMENDMENTS THEREOF, PUBLIC  
RECORDS OF MANATEE COUNTY,  
FLORIDA.  
Property Address: 7150 N.  
Tamiami Trail, Unit S-523, Sarasota,  
Florida 34243  
At the public sale to the highest and  
best bidder, for cash, via Internet:  
www.manatee.realforeclose.com, at  
11:00 A.M. on January 15, 2026.  
NOTICE: IF YOU ARE A PERSON

CLAIMING A RIGHT TO FUNDS  
REMAINING AFTER THE SALE,  
YOU MUST FILE A CLAIM WITH  
THE CLERK NO LATER THAN THE  
DATE THAT THE CLERK REPORTS  
THE FUNDS AS UNCLAIMED, IF  
YOU FAIL TO FILE A CLAIM, YOU  
WILL NOT BE ENTITLED TO ANY  
REMAINING FUNDS, AFTER THE  
FUNDS ARE REPORTED AS UN-  
CLAIMED, ONLY THE OWNER OF  
RECORD AS OF THE DATE OF THE  
LIS PENDENS MAY CLAIM THE  
SURPLUS. IF THE SURPLUS FUNDS  
ARE NOT CLAIMED BY THE OWNER  
AFTER ONE YEAR, THE FUNDS  
WILL BE DEPOSITED WITH THE  
CHIEF FINANCIAL OFFICER PURSUANT  
TO CHAPTER 717.

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 17th day of DECEMBER,  
2025.

ANGELINA COLONNESO  
Clerk of the County Court  
December 19, 26, 2025 25-02338M

FIRST INSERTION

**NOTICE OF SALE PURSUANT TO**  
**CHAPTER 45**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA GENERAL  
JURISDICTION DIVISION  
**CASE NO.**  
**412024CA000928CAAXMA**  
**THE SECOND BAYSHORE**  
**CONDOMINIUM ASSOCIATION,**  
**INC., A FLORIDA NOT FOR**  
**PROFIT CORPORATION,**  
**PLAINTIFF, V.**  
**TERI L. JOHNSON-MATRONI,**  
**ET AL.,**  
**DEFENDANTS.**  
NOTICE IS HEREBY GIVEN pursuant  
to a Final Judgment of Foreclosure dated  
August 25, 2025, and entered in Case  
No. 412024CA000928CAAXMA of the  
Circuit Court of the Twelfth Judicial  
Circuit in and for Manatee County,  
Florida, wherein THE SECOND  
BAYSHORE CONDOMINIUM  
ASSOCIATION, INC. is Plaintiff, and  
Teri L. Johnson-Matroni , Unknown  
Spouse of Teri L. Johnson-Matroni ,  
Unknown Tenant No. 1 in Possession  
of Subject Property nka Brandon  
Revell and Unknown Tenant No. 2  
in Possession of Subject Property are  
Defendants, I will sell to the highest  
and best bidder for cash:

[ ] www.manatee.realforeclose.com, the  
Clerk's website for online auctions, at  
11:00 AM, on the 20th day of January  
2026, the following described property  
as set forth in said Final Judgment, to  
wit:

Unit C-21, Building C of The

Second Bayshore Condominium,  
Section 13, a Condominium, according  
to The Declaration of Condominium  
recorded in O.R. Book 376, Page 608,  
and all exhibits and amendments thereof,  
and recorded in Condominium Plat  
Book 1, Page 52, Public Records of  
Manatee County, Florida.  
A/K/A: 5884 17th St. W., Unit  
#C21, Bradenton, FL 34207  
A PERSON CLAIMING AN  
INTEREST IN THE SURPLUS FROM  
THE SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF THE  
DATE OF THE LIS PENDENS MUST  
FILE A CLAIM WITHIN SIXTY (60)  
DAYS AFTER THE SALE.

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

DATED this 17TH day of DECEMBER,  
2025.

ANGELINA "ANGEL" COLONNESO,  
as Clerk of said Court  
By: As Deputy Clerk  
S08073/417919/30352483  
December 19, 26, 2025 25-02340M

FIRST INSERTION

**NOTICE OF ACTION OF**  
**FORECLOSURE PROCEEDINGS-**  
**PROPERTY**  
IN THE COUNTY COURT FOR THE  
12TH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
**CASE: 2025-CC- 3495**  
**CASE: 2025-CC- 3495**  
**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),**  
**Defendant.**  
TO: MICHAEL TILDEN BEASLEY  
YOU ARE HEREBY NOTIFIED that  
an action has been commenced to  
foreclose a Claim of Lien on the  
following real property, lying and being  
and situated in Manatee County,  
Florida, more particularly described  
as follows:

Lot 29, LAKEWOOD RANCH  
COUNTRY CLUB VILLAGE,  
SUBPHASE D, UNIT 3A, A/  
KIA GLENEAGLES, a subdivision  
according to the Plat thereof  
as recorded in Plat Book 32, Pages  
177 through 180, of the Public  
Records of Manatee County,  
Florida, and any subsequent  
amendments to the aforesaid.  
Property Address: 7706 U.S.  
Open Loop, Lakewood Ranch,  
FL 34202  
This action has been filed against you  
and you are required to serve a copy  
of your written defense, if any, upon  
MANKIN LAW GROUP, Attorneys  
for Plaintiff, whose address is 2535

Landmark Drive, Suite 212, Clearwater,  
FL 33761, 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 Plaintiffs  
attorney or immediately thereafter;  
otherwise a default will be entered  
against you for the relief demanded in  
the Complaint.

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

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 11TH day of DECEMBER,  
2025

Angelina Colonneso  
Circuit and County Courts  
By: K. Gaffney  
Deputy Clerk  
December 19, 26, 2025 25-02307M

Q&A

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.

LV B237-V13

LV D238-V23

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV D238-V23







**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.

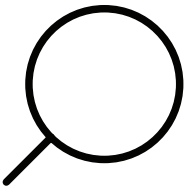


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

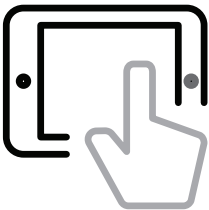
**Verifying publication is difficult-to-impossible on the web.**

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.

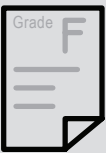


**Moreover, the real digital divide for public notice is growing**

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](https://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		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	Divorces and Adoptions
			Orders to Appear in Court

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

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

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

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ESTATE

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SECOND INSERTION

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

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

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

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

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

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

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

The date of 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-2790**  
**Division Probate**  
**IN RE: ESTATE OF**  
**CYNTHIA SCOTT EASTMAN**  
**Deceased.**

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

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

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

The personal representative has no

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

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

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

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

**Personal Representative:**  
**Lauren Ramirez**  
5105 Manatee Avenue West  
Suite 15  
Bradenton, Florida 34209  
Attorney for Personal Representative:  
Logan Elliott, Attorney  
Florida Bar Number: 86459  
Elliott Law, P.A.  
5105 Manatee Avenue West, Suite 15A  
Bradenton, FL 34209  
Phone: (941) 792-0173/  
Fax: (941) 240-2165  
E-Mail: logan@elliottelderlaw.com  
December 12, 19, 2025 25-02275M

SECOND INSERTION

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

The administration of the estate of ROSITA HERRICK, deceased, Case Number 2024CP002482, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

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

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

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

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

**Dror Matalon**  
5515 Taft Avenue  
Oakland, CA 94618  
**Personal Representative**  
Tonya Willis Pitts, Esq.  
Florida Bar No. 0489050  
Pitts Law Firm  
6160 State Road 70 E., Suite 107  
Bradenton, FL 34203  
Attorney for Personal Representative  
December 12, 19, 2025 25-02291M

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.

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

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

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

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

WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

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

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

Dated: December 8, 2025

**John Rottgen /s/**  
**John Rottgen,**  
**Personal Representative**  
**c/o Paul J. Bupivi, Esq**  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360

Paul J. Bupivi /s/  
Paul J. Bupivi, Esq. (FL Bar #94635)  
Attorney for the  
Personal Representative  
330 S. Pineapple Avenue, Suite 110  
Sarasota, Florida 34236  
Tel.: (941) 404-6360  
Email: paul@bupivilaw.com  
December 12, 19, 2025 25-02282M

SECOND INSERTION

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

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

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

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

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

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

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

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

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

**Personal Representative:**  
**Jennifer Zuppinger**  
10012 Zennia Lane  
Parrish, FL 34219  
Attorney for Personal Representative:  
/s /Jeanne M. Bennett  
Jeanne M. Bennett, Esquire  
Attorney for Personal Representative  
Florida Bar Number: 32881  
O'BRIEN & BENNETT, P.A.  
2750 Ringling Boulevard, Suite 3  
Sarasota, Florida 34237  
Telephone: (941) 316-9200  
Fax: (941) 308-0202  
E-Mail: jeanne@obrienbennett.com  
Secondary:  
service@obrienbennett.com  
December 12, 19, 2025 25-02286M

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-2705**  
**Division Probate**  
**IN RE: ESTATE OF**  
**JERRY L. TROWBRIDGE**  
**Deceased.**

The administration of the estate of Jerry L. Trowbridge, deceased, whose date of death was July 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Diana Kristell Irizarry**  
**c/o BOYER & BOYER PA**  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Attorney for Personal Representative  
Andrew R. Boyer, Esq.  
Attorney for Personal Representative  
Florida Bar Number: 35409  
BOYER & BOYER PA  
46 N Washington Blvd, Ste 21  
Sarasota, FL 34236  
Telephone: (941) 365-2304  
Fax: (941) 364-9896  
Email: aboyer@boyerboyer.com  
Secondary Email:  
service@boyerboyer.com  
December 12, 19, 2025 25-02261M

SECOND INSERTION

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

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

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

Tammy Lynn Atkinson (50%)  
305 51st Ave E  
Bradenton, FL 34203  
Thomas Alan Manse (50%)  
2307 Lehigh Ave  
Bradenton, FL 34207  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

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

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

**Person Giving Notice:**  
**Tammy Lynn Atkinson**  
305 51st Ave E  
Bradenton, FL 34203  
Attorney for Person Giving Notice:  
James E. Johnson II  
Email Address:  
jjohnson@manateelegal.com  
Email Address:  
shernandez@manateelegal.com  
Florida Bar No. 0061621  
Greene Hamrick Schermer  
& Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: (941) 747-1871  
December 12, 19, 2025 25-02289M



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**  
**PENNYMAC LOAN SERVICES,  
LLC,  
Plaintiff, v.  
CHRISTOPHER WILLIAM LEE  
SCOTT A/K/A CHRISTOPHER  
WILLIAM SCOTT, et al.,  
Defendants.**

NOTICE is hereby given that Angelina "Angel" Colonneso, 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

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

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.

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

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.221.

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

**RANDI MICCICHE**  
**Personal Representative**  
6320 Venture Drive, Ste. 104  
Lakewood Ranch, Florida 34202  
Justin W. Najmy, Esq.  
Attorney for Personal Representative  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email: [jwnajmy@najmythompson.com](mailto:jwnajmy@najmythompson.com)  
Secondary Email:  
[msscott@najmythompson.com](mailto:msscott@najmythompson.com)  
December 12, 19, 2025 25-02283M

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

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

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

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

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

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

ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
BY: KRIS GAFFNEY  
DEPUTY CLERK  
ROBERTSON, ANSCHUTZ, AND  
SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 CONGRESS AVENUE,  
SUITE 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: [flmail@raslg.com](mailto:flmail@raslg.com)  
23-170950  
December 12, 19, 2025 25-02280M

SECOND INSERTION

**NOTICE OF TRUST**  
IN THE CIRCUIT COURT  
FOR MANATEE COUNTY, FLORIDA  
Probate Division  
**File No.**  
**412025CP002802PMAXMA**  
**IN RE: ESTATE OF**  
**CARA ANN WALSH**  
**DECEASED**

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

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

Florida Probate Code.

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

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

Signed on this 1st day of December, 2025.

**DONNA MARIE SWEISS, Trustee**  
15776 Sacile Lane  
Bradenton, FL 34211  
Copy mailed to Cynthia E. Orozco, Attorney for the Trustee on Angelina Colonneso  
Manatee County Clerk of The Circuit Court  
Deputy Clerk  
December 12, 19, 2025 25-02271M

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

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

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

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

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

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

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

**Personal Representative:**  
**Deborah Barncord**  
**c/o MACKEY LAW GROUP P.A.**  
1402 3RD AVE W  
BRADENTON, FL 34205  
Telephone: (941) 746-6225  
Fax: (941) 748-6584  
Attorney for Personal Representative:  
Catherine Z. Mackey, Esq.  
Florida Bar Number: 657123  
MACKEY LAW GROUP P.A.  
1402 3RD AVE W  
BRADENTON, FL 34205  
Telephone: (941) 746-6225  
Fax: (941) 748-6584  
December 12, 19, 2025 25-02276M

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 ESTATE:

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

Name Address  
Jessica Alexandria Shacklett  
6414 Spyglass Lane  
Brade, FL 34202  
Jennifer Shacklett  
9232 66th Ave Dr E  
Bradenton, Florida 34202  
ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

**Person Giving Notice:**  
**Jessica Alexandria Shacklett**  
6414 Spyglass Lane  
Brade, Florida 34202  
Attorney for Person Giving Notice  
/s/ Christopher D. Smith, Esq.  
Christopher D. Smith, Esq.  
Attorney for Petitioner  
Florida Bar Number: 0605433  
1561 Lakefront Dr Unit 204  
SARASOTA, FL 34240  
Telephone: (941) 202-2222  
Fax: (941) 907-3040  
E-Mail: [smith@chrissmith.com](mailto:smith@chrissmith.com)  
Secondary E-Mail:  
[paralegals@chrissmith.com](mailto:paralegals@chrissmith.com)  
December 12, 19, 2025 25-02278M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**CASE NO.:**  
**412025CP002518CPAXMA**  
**IN RE: ESTATE OF**  
**THOMAS K. SCHROEDER**  
**Deceased.**

The administration of the Estate of THOMAS K. SCHROEDER, deceased, whose date of death was January 3, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is: 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

OF THIS NOTICE.

The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.

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

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

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

**Personal Representative:**  
**Karin D. Schroeder aka**  
**Karen D. Schroeder**  
8700 Singlefoot Trail  
Kirtland, OH 44094  
Attorney for Personal Representative:  
Elizabeth Klucher Reynolds  
(Florida Bar No. 1031326)  
Buckingham, Doolittle & Burroughs, LLC  
1375 E. 9th Street, Suite 1700  
Cleveland, OH 44114  
Telephone/Fax: (216) 553-3387  
Email: [ereynolds@bdblaw.com](mailto:ereynolds@bdblaw.com)  
December 12, 19, 2025 25-02274M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
**UNC #: 412025CP002205CPAXMA**  
**Ref. #: 2025CP002205AX**  
**IN RE: The Estate of**  
**Marilyn Schneider**  
**Deceased.**

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

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

THIS NOTICE ON THEM.

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

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

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

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

**Personal Representative:**  
**MARLA KIWACZ**  
Attorney for Personal Representative:  
Paul Christopher Grivas, Esq.  
Florida Bar No. 41108  
Grivas Law Group, PA  
924 7th Avenue East  
Bradenton, FL 34208  
Email: [grivaslaw@gmail.com](mailto:grivaslaw@gmail.com)  
Telephone: (941) 251-6030  
December 12, 19, 2025 25-02262M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-2803**  
**IN RE: ESTATE OF**  
**ELEANOR L. FENK,**  
**Deceased.**

The administration of the estate of ELEANOR L. FENK, deceased, whose date of death was September 10, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

**Personal Representative:**  
**Frederick W. Fenk, III**  
**c/o MACKEY LAW GROUP P.A.**  
1402 3RD AVE W  
BRADENTON, FL 34205  
Telephone: (941) 746-6225  
Fax: (941) 748-6584

Attorney for Personal Representative:  
Catherine Z. Mackey, Esq.  
Florida Bar Number: 657123  
MACKEY LAW GROUP P.A.  
1402 3RD AVE W  
BRADENTON, FL 34205  
Telephone: (941) 746-6225  
Fax: (941) 748-6584  
December 12, 19, 2025 25-02272M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**CASE NO.: 2025-CP-002753**  
**IN RE: ESTATE OF**  
**DANIEL ARTHUR SPEAS**  
**A/K/A DANIEL A. SPEAS**  
**A/K/A DANIEL SPEAS**  
**A/K/A DAN SPEAS,**  
**DECEASED.**

The administration of the estate of DANIEL ARTHUR SPEAS A/K/A DANIEL A. SPEAS A/K/A DANIEL SPEAS A/K/A DAN SPEAS, deceased, whose date of death was June 26, 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 co-personal representatives and the co-personal representatives' attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been 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 30 DAYS AFTER THE TME OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN THRE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is December 12, 19, 2025.

Signed on this 24th day of November, 2025.

**Co-Personal Representative:**  
**LAURA KAY SPEAS**  
909 18th Avenue West  
Palmetto, FL 34221

**Co-Personal Representative:**  
**SARAH ANN BODY**  
4519 28th Avenue East  
Palmetto, FL 34221

Attorney for Personal Representative:  
JAMES D. JACKMAN, ESQUIRE  
Florida Bar No. 251663  
JAMES D. JACKMAN, P.A.  
5008 Manatee Avenue West,  
Suite A  
Bradenton, Florida 34209  
Telephone: (941) 747-9191  
Facsimile: (941) 747-1221  
Email: [jackmanpleadings@gmail.com](mailto:jackmanpleadings@gmail.com)  
December 12, 19, 2025 25-02292M

SAVE TIME



Email your Legal Notice

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

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE  
HILLSBOROUGH • PASCO  
PINELLAS • POLK • LEE  
COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20P06\_V12



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ACTIONS / SALES

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SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2024 CC 3649</b> <b>MOSS CREEK PROPERTY</b> <b>OWNERS ASSOCIATION, INC., a</b> <b>Florida not-for profit corporation</b> <b>Plaintiff, vs.</b> <b>TONYA SCOTT,</b> <b>Defendant.</b> Notice is hereby given that, pursuant to the Summary Final Judgment of Foreclosure entered in the above-styled cause, in the County Court of Manatee County, Florida, I will sell the following property situated in Manatee County, Florida described as:</p> <p>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</p>

SECOND INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO: 2024CC002308</b> <b>COUNTRY CLUB/EDGEWATER</b> <b>VILLAGE ASSOCIATION, INC.,</b> <b>a not-for-profit Florida corporation,</b> <b>Plaintiff, vs.</b> <b>MICHAEL TILDEN BEASLEY;</b> <b>UNKNOWN SPOUSE OF</b> <b>MICHAEL TILDEN BEASLEY;</b> <b>AND UNKNOWN TENANT(S),</b> <b>Defendants.</b> 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:</p> <p>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 <a href="http://www.mantee.realforeclose.com">www.mantee.realforeclose.com</a> at 10:00 A.M. on January 29, 2026 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE</p>

SECOND INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412025CA002047CAAXMA</b> <b>BANK OF AMERICA, N.A.;</b> <b>Plaintiff, VS.</b> <b>KIM MESTEL A/K/A KIM R.</b> <b>MESTEL; KIM MESTEL A/K/A</b> <b>KIM R. MESTEL, AS TRUSTEE</b> <b>OF THE KIM R. MESTEL</b> <b>REVOCABLE LIVING TRUST</b> <b>DATED SEPTEMBER 27,</b> <b>2006; UNKNOWN TRUSTEE</b> <b>OF THE KIM R. MESTEL</b> <b>REVOCABLE LIVING TRUST</b> <b>DATED SEPTEMBER 27, 2006;</b> <b>PALM-AIRE AT SARASOTA</b> <b>CONDOMINIUM ASSOCIATION</b> <b>“C”, INC.; UNKNOWN TENANT</b> <b>#1 IN POSSESSION OF THE</b> <b>PROPERTY; UNKNOWN TENANT</b> <b>#2 IN POSSESSION OF THE</b> <b>PROPERTY;</b> <b>Defendant(s).</b> 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:</p> <p>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</p>

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

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the 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 2ND day of DECEMBER, 2025.

ANGELINA COLONNESO  
Clerk of the County Court  
(SEAL) By: Kris Gaffney Deputy Clerk  
December 12, 19, 2025 25-02284M

ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP  
BRANDON K. MULLIS, ESQ.  
Email:  
[Service@MankinLawGroup.com](mailto:Service@MankinLawGroup.com)  
Attorney for Plaintiff  
2535 Landmark Drive, Suite 212  
Clearwater, FL 33761  
(727) 725-0559  
FBN: 23217  
December 12, 19, 2025 25-02279M

THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
a/k/a 6999 W COUNTRY CLUB DR 221, SARASOTA, FL 34243  
has been filed against you and you are required to serve a copy of you 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.

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

In and for Manatee County:  
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or [www.gulfcoastlegal.org](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 this 3rd day of DECEMBER, 2025.

ANGELINA COLONNESO  
As Clerk of the Court by:  
By: 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 12, 19, 2025 25-02263M

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR  
MANATEE COUNTY, FLORIDA  
**CASE NO. 2013-CA-001250**  
**FORTY ONE YELLOW, LLC,**  
**Plaintiff, vs.**  
**WILLIAM PETERS; et al.,**  
**Defendant(s),**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated entered January 30, 2020, and amended by interlineation on June 22, 2023, and entered in Case No. 2013-CA-001250 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which William Peters, Associates Financial

**NOTICE OF SALE**  
**PURSUANT TO CHAPTER 45**  
**IN THE CIRCUIT COURT OF THE**  
**TWELFTH JUDICIAL CIRCUIT**  
**IN AND FOR MANATEE COUNTY,**  
**FLORIDA. CIVIL DIVISION**  
**CASE NO. 2019CA001777AX**  
**U.S. BANK NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY AS TRUSTEE FOR THE**  
**RMAC TRUST, SERIES 2016-CTT,**  
**Plaintiff, vs.**  
**MARTHA SCHEWE A/K/A**  
**MARTHA LYNNE SCHEWE; BANK**  
**OF AMERICA, N.A.; STEVEN ERIC**  
**SCHWE; UNKNOWN TENANT**  
**NO. 1; UNKNOWN TENANT NO.**  
**2; and ALL UNKNOWN PARTIES**  
**CLAIMING INTERESTS BY,**  
**THROUGH, UNDER OR AGAINST**  
**A NAMED DEFENDANT TO**  
**THIS ACTION, OR HAVING OR**  
**CLAIMING TO HAVE ANY RIGHT,**  
**TITLE OR INTEREST IN THE**  
**PROPERTY HEREIN DESCRIBED,**  
**Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated December 3, 2025, and entered in Case No. 2019CA001777AX of the Circuit Court in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT is Plaintiff and MARTHA SCHEWE A/K/A MARTHA LYNNE SCHEWE; BANK OF AMERICA, N.A.; STEVEN ERIC SCHEWE;

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
CIVIL ACTION  
**CASE NO.: 2025CA001396AX**  
**U.S. BANK TRUST NATIONAL**  
**ASSOCIATION, NOT IN ITS**  
**INDIVIDUAL CAPACITY BUT**  
**SOLELY IN ITS CAPACITY AS**  
**OWNER TRUSTEE ON BEHALF**  
**OF BREAN ASSET BACKED**  
**SECURITIES TRUST 2022-RM3,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**DEWISEES, GRANTEEES,**  
**ASSIGNEES, LIENORS,**  
**CREDITORS, TRUSTEES, OR**  
**OTHER CLAIMANTS CLAIMING**  
**BY, THROUGH, UNDER, OR**  
**AGAINST, VALENTIN VASILIEFF**  
**AKA VALENTIN D. VASILIEFF**  
**AKA VALENTINE VASILIEFF,**  
**DECEASED, et al,**  
**Defendant(s).**  
To:  
THE UNKNOWN HEIRS, DEWISEES, GRANTEEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, VALENTIN VASILIEFF AKA VALENTIN D. VASILIEFF AKA VALENTINE VASILIEFF, DECEASED  
Last Known Address: Unknown  
Current Address: Unknown

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

PARCEL 40 & 41 DESCRIBED AS FOLLOWS: A PART OF LOTS 36, 39, 40, 41, 99 AND 100, BLOCK A, RIVERDALE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 76 OF THIS PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND A PART OF THE VACATED RIGHTS OF WAY OF RIVER POINT DRIVE AND SARDINE COURT OF SAID RIVERDALE SUBDIVISION REFERRED TO IN RESOLUTION NO. 01-39 RECORDED IN O.R. BOOK 1714, PAGE 1895 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE NORTHWEST CORNER OF LOT 39, BLOCK A, OF SAID RIVERDALE SUBDIVISION; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREES 44' 11", A CHORD BEARING OF S 89

Services of America, Inc., n/k/a Citi Financial Services, Inc. 344, LLC, Unknown Tenant #1 and Unknown Tenant #2 are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash on [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), at 11:00 AM EST on the 14th day of January, 2026, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure entered January 30, 2020, and amended by interlineation on June 22, 2023:

Lot 65, KINGSTON ESTATES SUBDIVISION, Block 1, as per plat thereof recorded in Plat Book 16, Page 32 of the Public Records of Manatee County,

UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com), 11:00 a.m., on January 29, 2026 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 45, LESS THE SOUTH 20 FEET OF THE WEST 30 FEET THEREOF, AND ALL OF LOTS 46 AND 47, RIVERVIEW SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 206, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; LESS THAT CERTAIN PARCEL OF LAND MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEING AT THE NORTHWEST CORNER OF LOT 45, RIVERVIEW SUBDIVISION, AS RECORDED IN PLAT BOOK 1, PAGE 206, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S 00 DEGREES 02 MINUTES 50 SECONDS W, ALONG THE WEST LINE OF SAID LOT 45, A DISTANCE

DEGREES 07' 22" E AND A CHORD DISTANCE OF 120.01 FEET; THENCE ALONG THE ARC OF SAID CURVE, ALSO BEING THE NORTH LINE OF SAID LOT 39, A DISTANCE OF 120.01 FEET FOR A POINT OF BEGINNING THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 35' 09" A CHORD BEARING OF S 87 DEGREES 27' 43" E AND A CHORD DISTANCE OF 109.59 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.60 FEET; THENCE S 03 DEGREES 23' 57" W, A DISTANCE OF 204.96 FEET; THENCE S 28 DEGREES 14' 48" C., A DISTANCE OF 52.99 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 281.69 FEET, A CENTRAL ANGLE OF 12 DEGREES 23' 23", A CHORD BEARING OF S 55 DEGREES 15' 01" W, AND A CHORD DISTANCE OF 60.79 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 60.91 FEET; THENCE N 46 DEGREES 03' 16" W, A DISTANCE OF 102.68 FEET; THENCE N 00 DEGREES 23' 03" E, A DISTANCE OF 219.53 FEET TO THE POINT OF BEGINNING.

TOGETHER WITH: COMMENCE AT THE NORTHWEST CORNER OF LOT 39, BLOCK A, OF SAID RIVERDALE SUBDIVISION; THENCE ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 3960.00 FEET, A CENTRAL ANGLE OF 01 DEGREE 44' 11", A CHORD BEARING OF S.89 DEGREES 07' 22" E. AND A CHORD DISTANCE OF 120.01 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 109.60 FEET; THENCE S.03 DEGREES 23' 57"W., A DISTANCE OF 204.96 FEET; THENCE S.28 DEGREES 14' 48" E., A DISTANCE OF 89.75

SECOND INSERTION  
Florida.  
Property address: 1416 17th Street East, Bradenton, Florida 34208.  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim 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

OF 109.98 FEET; THENCE N 89 DEGREES 45 MINUTES 22 SECONDS E, A DISTANCE OF 29.97 FEET; THENCE S 00 DEGREES 01 MINUTES 29 SECONDS W, A DISTANCE OF 19.99 FEET TO THE NORTH LINE OF A 15 FOOT ALLEYWAY PER SAID RIVERVIEW SUBDIVISION PLAT; THENCE N 89 DEGREES 44 MINUTES 05 SECONDS E, ALONG SAID NORTH LINE OF ALLEYWAY A DISTANCE OF 8.00 FEET; THENCE N 00 DEGREES 01 MINUTES 29 SECONDS E, A DISTANCE OF 29.99 FEET; THENCE S 89 DEGREES 45 MINUTES 22 SECONDS W A DISTANCE OF 27.98 FEET; THENCE N 00 DEGREES 02 MINUTES 50 SECONDS E, A DISTANCE OF 99.98 FEET TO THE INTERSECTION WITH THE SOUTH RIGHT OF WAY LINE OF 4TH AVENUE WEST; THENCE S 89 DEGREES 45 MINUTES 27 SECONDS W, ALONG SAID SOUTH RIGHT OF WAY LINE A DISTANCE OF 10.00 FEET OF THE POINT OF BEGINNING. BEING AND LYING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, MANATEE COUNTY, FLORIDA.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS

SECOND INSERTION
<p>FEET; THENCE S.49 DEGREES 51' 37" E., A DISTANCE OF 14.27 FEET FOR A POINT OF BEGINNING THENCE CONTINUE 5.49 DEGREES 51' 37" E., A DISTANCE OF 62.44 FEET TO A POINT ON A NON-TANGENT CURVE TO THE LEFT HAVING A RADIUS OF 60.00 FEET, A CENTRAL ANGLE OF 18 DEGREES 32' 25", A CHORD BEARING OF S.30 DEGREES 56' 08" W. AND A CHORD DISTANCE OF 19.33 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 19.42 FEET; THENCE N.68 DEGREES 05' 41" W., A DISTANCE OF 83.26 FEET TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT HAVING A RADIUS OF 231.69 FEET, A CENTRAL ANGLE OF 11 DEGREES 40' 24" A CHORD BEARING OF N.56 DEGREES 50' 29" E., AND A CHORD DISTANCE OF 47.12 FEET; THENCE ALONG THE ARC OF SAID CURVE A DISTANCE OF 47.20 FEET TO THE POINT OF BEGINNING. A PARCEL OF LAND LYING AND BEING IN SECTION 20, TOWNSHIP 34 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:</p> <p>COMMENCE AT THE SOUTHWEST CORNER LOT 100, BLOCK A, RIVERDALE SUBDIVISION AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9 PAGE 76, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE N.79 DEGREES 49'22"E. ALONG THE SOUTH LINE OF SAID LOT 100, A DISTANCE OF 119.17 FEET; THENCE N.26 DEGREES 52'15"W., A DISTANCE OF 3.46 FEET FOR A POINT OF BEGINNING; THENCE CONTINUE N.26 DEGREES 52'15"W. ALONG SAID LINE, A DISTANCE OF 8.05 FEET; THENCE N.15 DEGREES 30'17"W., A DISTANCE OF 16.15 FEET; THENCE S.82 DEGREES 46'48"E., A DISTANCE OF 32.24 FEET TO THE INTERSECTION WITH THE EASTERLY LINE OF SAID LOT 100, SAID POINT ALSO BEING A POINT OF CURVATURE OF A NON-TANGENTIAL CURVE, CONCAVE EAST, OF WHICH THE RADIUS POINT LIES S.83 DEGREES 14'59"E., A RADIAL DISTANCE</p>

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 4th day of December, 2025.

Quinn Legal, P.A.  
19321 US Highway 19 N., Ste. 512  
Clearwater, FL 33764  
Phone: 727-474-9603  
[eService@quinnlegal.com](mailto:eService@quinnlegal.com)  
[kmiller@quinnlegal.com](mailto:kmiller@quinnlegal.com)  
Attorney for Plaintiff  
By: /s/ Jessica F. Robinson  
Jessica F. Robinson, Esq.  
Florida Bar No.: 86089  
December 12, 19, 2025 25-02266M

MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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

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

DATED December 8, 2025  
By: /s/ Sheena M. Diaz  
Sheena M. Diaz  
Florida Bar No.: 97907  
Roy Diaz, Attorney of Record  
Florida Bar No. 767700  
Diaz Anselmo & Associates, P.A.  
Attorneys for Plaintiff  
499 NW 70th Ave., Suite 309  
Fort Lauderdale, FL 33317  
Telephone: (954) 564-0071  
Facsimile: (954) 564-9252  
Service E-mail: [answers@dallegal.com](mailto:answers@dallegal.com)  
1460-175137 / BJB  
December 12, 19, 2025 25-02288M

OF 60.00 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND SAID EASTERLY LINE OF LOT 100, THROUGH A CENTRAL ANGLE OF 10 DEGREES 39'17", A DISTANCE OF 11.16 FEET, SAID CURVE BEING SUBTENDED BY A CHORD THAT BEARS S.01 DEGREES 25'22"W., A DISTANCE OF 11.14 FEET; THENCE S.72 DEGREES 22'05"W., A DISTANCE OF 24.92 FEET TO THE POINT OF BEGINNING.  
A/K/A 3605 HAWK ISLAND DRIVE BRADENTON FL 34208

has been filed against you and you are required to file written defenses with the clerk of court and to serve a copy within 30 days after the first publication of the Notice of Action, on Albertelli Law, Plaintiff's attorney, whose address is P.O. Box 23028, Tampa, FL 33623; otherwise, a default will be entered against you for the relief demanded in the Complaint or petition.

This notice shall be published once a week for two consecutive weeks in the Business Observer.

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 on this 5TH day of DECEMBER, 2025.

Angelina "Angel" Colonneso  
Clerk of the Circuit Court  
and Comptroller  
(Court Seal)  
By: Kris Gaffney  
Deputy Clerk

Albertelli Law  
P.O. Box 23028  
Tampa, FL 33623  
tna - 25-007040  
December 12, 19, 2025 25-02277M