

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
AMENDED 715.105 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (Certified Mail, Return Receipt Required and by Regular Mail) AND PUBLISHED PURSUANT TO F.S. 709.109(2) <b>COLONIAL MANOR MHC HOLDINGS, LLC</b> <b>900 9TH AVENUE EAST PALMETTO, FL 34221</b> TO: CRAIG BROGA AND ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East, LOT 79 Palmetto, Florida 34221 <b>CMRR: 9589-0710-5270-0136-5684-02</b> CRAIG BROGA 1259 E. Madison Rd. Madison, ME 04950 <b>CMRR #9589-0710-5270-0136-5683-89</b> When you vacated the premises at 900 9TH AVENUE EAST, LOT 79, PALMETTO, FL 34221 the following personal property remained: <i>1969 MAUVE/BLUE UNKNOWN MAKE UNKNOWN MODEL SINGLE WIDE MOBILE HOME, VIN# N1020; Title # 0003908701; and UNIDEN-</i>	<i>TIFIED PERSONAL PROPERTY INSIDE IT.</i> f you own this property, you may claim it at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office) Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than <b>January 9, 2026</b> at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109 <b>PLEASE NOTE:</b> If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within one year after the county receives the money. DATE: December 19, 2025 COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 Dec. 26, 2025; Jan. 2, 2026
25-02354M	

FIRST INSERTION	
<b>NOTICE OF INTENT TO ISSUE PERMIT</b> The Department of Environmental Protection gives notice of its intent to issue a permit to Manatee County Property Management, c/o Cary Knight, 1112 Manatee Avenue West, Bradenton, Florida 34205 for the following activities: 1) repair and replace 580.4 linear feet of seawall, going no more than 18-inches waterward of the existing seawall; (2) removal of the existing docking structures and the construction of 1,440 square feet of new docking structures with six temporary wet slips; (3) replace and expand the existing boat ramp approximately 13 feet waterward with an increase from 3,602 square feet to 4,552 square feet, as well as recontour the boat ramp area by dredging 384 square feet (17.19 cubic yards) and fill 4,552 square feet (114.40 cubic yards); (4) installation of two fish cleaning stations; and (5) road and parking lot infrastructure improvement. Those activities include consideration of an application for a ten-year sovereignty submerged lands lease containing 244,274-square-feet, 5.61 acres, for an existing County Park and public boat ramp facility.	

The Department will issue the environmental resource permit and lease to use sovereign submerged lands, unless a timely petition for an administrative proceeding is filed pursuant to the provisions of Sections 120.569 and 120.57, F.S. The actual terms of the lease will be formally executed at a later date and shall include provisions for rents and such other provisions as normally are included in such lease. On the filing of a timely and sufficient petition, this action will not be final and effective until further order of the Department. Because the administrative hearing process is designed to formulate final agency action, the hearing process may result in a modification of the agency action or even denial of the application.

The application file is available online and can be accessed through the Department's Information Portal at: [https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP\\_319737/facility!search](https://prodenv.dep.state.fl.us/DepNexus/public/electronic-documents/ERP_319737/facility!search) . If you have any questions or are experiencing difficulty viewing the electronic application, please call Jessica Hamilton at 813-470-5956.

- A person whose substantial interests are affected by the Department's action may petition for an administrative proceeding (hearing) under Sections 120.569 and 120.57, F.S. Pursuant to Rule 28-106.201, F.A.C., a petition for an administrative hearing must contain the following information:
- (a) The name and address of each agency affected and each agency's file or identification number, if known;
  - (b) The name, address, any email address, any facsimile number, and telephone number of the petitioner; the name, address, and telephone number of the petitioner's representative, if any, which shall be the address for service purposes during the course of the proceeding; and an explanation of how the petitioner's substantial interests are or will be affected by the agency determination;
  - (c) A statement of when and how the petitioner received notice of the agency decision;
  - (d) A statement of all disputed issues of material fact. If there are none, the petition must so indicate;
  - (e) A concise statement of the ultimate facts alleged, including the specific facts that the petitioner contends warrant reversal or modification of the agency's proposed action;
  - (f) A statement of the specific rules or statutes that the petitioner contends require reversal or modification of the agency's proposed action, including an explanation of how the alleged facts relate to the specific rules or statutes; and
  - (g) A statement of the relief sought by the petitioner, stating precisely the action that the petitioner wishes the agency to take with respect to the agency's proposed action.

The petition must be filed (received by the Clerk) in the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000. Also, a copy of the petition shall be mailed to the applicant at the address indicated above at the time of filing.

In accordance with Rule 62-110.106(3), F.A.C., petitions for an administrative hearing by the applicant must be filed within 14 days of receipt of this written notice. Petitions filed by any persons other than the applicant, and other than those entitled to written notice under Section 120.60(3), F.S., must be filed within 14 days of publication of the notice or within 14 days of receipt of the written notice, whichever occurs first. Under Section 120.60(3), F.S., however, any person who has asked the Department for notice of agency action may file a petition within 14 days of receipt of such notice, regardless of the date of publication. The failure to file a petition within the appropriate time period shall constitute a waiver of that person's right to request an administrative determination (hearing) under Sections 120.569 and 120.57, F.S., or to intervene in this proceeding and participate as a party to it. Any subsequent intervention (in a proceeding initiated by another party) will be only at the discretion of the presiding officer upon the filing of a motion in compliance with Rule 28-106.205, F.A.C.

Under Rule 62-110.106(4), F.A.C., a person whose substantial interests are affected by the Department's action may also request an extension of time to file a petition for an administrative hearing. The Department may, for good cause shown, grant the request for an extension of time. Requests for extension of time must be filed with the Office of General Counsel of the Department at 3900 Commonwealth Boulevard, Mail Station 35, Tallahassee, Florida 32399-3000, before the applicable deadline for filing a petition for an administrative hearing. A timely request for extension of time shall toll the running of the time period for filing a petition until the request is acted upon.

Mediation is not available in this proceeding.

The applicant, or any party within the meaning of Section 373.114(1)(a) or 373.4275, F.S., may also seek appellate review of this order before the Land and Water Adjudicatory Commission under Section 373.114(1) or 373.4275, F.S. Requests for review before the Land and Water Adjudicatory Commission must be filed with the Secretary of the Commission and served on the Department within 20 days from the date when this order is filed with the Clerk of the Department.  
December 26, 202525-02365M

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of APEX located at 17344 Savory Mist Circle in the City of Bradenton, Manatee, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of December, 2025 Dominic D. Pickard December 26, 202525-02368M	
FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Waterside Tax Services located at 9040 Town Center Parkway 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 18th day of December, 2025 Waterside Tax Services LLC December 26, 202525-02353M	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Beacon Web Leasing located at 2225 14th Ave W in the City of Bradenton, Manatee, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 22nd day of December, 2025 Mini-Me Virtual Solutions Amy Waterous December 26, 202525-02363M	
FIRST INSERTION	
<b>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of CSR Senior Care Navigation, located at 11145 Vida cir, # 106, in the City of Lakewood Ranch, County of Manatee, State of FL, 34211, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 23 of December, 2025. CSR MOBILE HEALTH LLC 11145 Vida cir, # 106 Lakewood Ranch, FL 34211 December 26, 202525-02378M	

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY</b> Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> on 01/15/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.	
Unit C5023 Unit C5092 Unit A8036 Unit C4009 Unit C4079 Unit C4086 Unit B2003 Unit B2074 Unit B2139	Calvo, John Scott, Jami West, Demetrica Napomuceno, Solange Bacum, John bungardner, kayla Ostwald, Danielle Orr, Victoria Bradford Daniels, Tonya Bags, Totes, Sports/Outdoors Electronics, boxes Bags, totes Appliances, bags, totes, tools Furniture, boxes Furniture, boxes Toys, bags, totes Furniture Appliances, boxes, furniture, totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.  
Please contact the property with any questions. (941)263-7814  
Dec. 26, 2025; Jan. 2, 202625-02345M

FIRST INSERTION	
<b>NOTICE OF ACTION</b> BEFORE THE DIVISION OF PARI-MUTUEL WAGERING IN RE: 550.105(7), Florida Statutes. LUIS ANGEL GARCIA 6015 Tremeza Place Palmetto, Florida 34221 CASE NO.: 2024- 062517 LICENSE NO.: 13001783 The Florida Gaming Control Commission has filed an Administrative Complaint against you, a copy of which may be obtained by contacting Ebonie Lanier, Administrative Assistant III, Office of the General Counsel, Florida Gaming Control Commission, 4070 Esplanade Way, Suite 250, Tallahassee, FL 32399, (850) 794-8072. If no contact has been made by you concerning the above by Friday, January 23, 2026, the matter of the Administrative Complaint will be presented to the Florida Gaming Control Commission at the next public meeting for final agency action. In accordance with the Americans with Disabilities Act, persons needing special accommodation to participate in this proceeding should contact the individual or agency sending notice no later than seven days prior to the proceeding at the address given on notice. Telephone: (850) 257- 6097; 1-800-955-8771 (TDD) or 1-800-955-8770 (v), via Florida Relay Service. Dec. 26, 2025; Jan. 2, 9, 16, 202625-02341M	

FIRST INSERTION	
<b>NOTICE OF TRUST OWNERSHIP AND RECORDED TITLE</b> NOTICE IS HEREBY GIVEN that title to the real property described herein is vested in TWW LIVING ESTATE TRUST pursuant to a duly executed and recorded Warranty Deed.  The conveyance was recorded in the Official Records of Manatee County, Florida, Instrument No. 202541148095, on December 10, 2025 at 1:39 PM, transferring all right, title, and interest from Travis W. Walker to TWW LIVING ESTATE TRUST in fee simple absolute.  Property: Lot 2094 and Lot 2093, Twin Rivers, Phase II, Plat Book 44, Page 122, Public Records of Manatee County, Florida.  Tax ID / Parcel ID: 497712869.  This notice is published to provide constructive notice to all persons, creditors, lien-holders, and interested parties that the property is owned by a Trust, and that any claim, interest, or inquiry must be directed to the Trust or its authorized representative:  C/O TWW ESTATE, Office of Executives, 824 MANATEE AVE W #1661, BRADENTON, FL [34205-9998] December 26, 202525-02367M	

FIRST INSERTION	
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Northstar Investment Partners located at 3255 North Point Pkwy Ste 103, in the County of Manatee, in the City of Alpharetta, Florida 30005 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Alpharetta, Florida, this 23rd day of December, 2025. STOEHR ADVICE LLC December 26, 202525-02381M	

FIRST INSERTION	
<b>NOTICE OF PUBLIC SALE</b> Notice of Public Auction for monies due on storage units. The auction will be held on January 15, 2026, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows COUNTY Manatee FACILITY 3602 14th Street West Bradenton, FL 34205 NAMEUNITBALANCE JOEL TEAL2102207.8 manan sarang4041462.65 COREY WILLIAMS3054387.8 PAMELA DAVIS1034303.8 JESUS FINOL ALBARRAN1094286.7 Christy Williams4050291.8 LESLIE SPALDING4115307.8 LaZandra Lewis4097400.55 Ronnie Smith1011406.7 Tanyell Willis3067291.8 ROB CASBARRO30231155.45 Sonny Endy3102269.9 APRIL ZIESING3165207.8  COUNTY Manatee FACILITY 7735 US 41 Palmetto FL 34221 NAMEUNITBALANCE Misty Guith109327.8 Allen Lowman2241329.9 TERRENCE MCMAHON152635.05 MERCEDES BURRESS3278319.85 December 26, 2025; January 2, 202625-02364M	

SALE

**Email your Legal Notice**  
*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**  
©2025, VO



--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**CASE NO: 2025 CP 2809**  
**IN RE: THE ESTATE OF:**  
**GEORGE F. DEEBEL a/k/a**  
**GEORGE FREDERICK DEEBEL,**  
**Deceased.**  
The administration of the estate of  
GEORGE F. DEEBEL, deceased, whose

date of death was October 31, 2025,  
and whose Social Security Number  
is xxx-xx-6122, is pending in the Cir-  
cuit Court in and for Manatee County,  
Florida. Probate Division, the address  
of which is Post Office Box 25400, Brad-  
enton, Florida 34206. The names and  
addresses of the Personal Representa-  
tive and the Personal Representative's  
attorney are set forth below.  
All creditors of the decedent and

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 002712**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**Aimee L. Shannon,**  
**Deceased.**  
The administration of the estate of Ai-  
mee L. Shannon, deceased, whose date  
of death was October 27, 2025, is pend-  
ing 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 representa-  
tive and the personal representative's  
attorney are set forth below.  
All creditors of the decedent and oth-  
er 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 per-  
sons 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 spec-  
ified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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 26, 2025.  
**Jeremy D. Waller, Petitioner**  
Jonathan D. Crick, Esquire  
2425 Manatee Avenue West  
Bradenton, Florida 34205  
Florida Bar No. 0127307  
Email: joncrick@gmail.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02362M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**Case Number: 2025 CP 2870**  
**IN RE: ESTATE OF**  
**JOHN DAVID JONES,**  
**Deceased.**  
The administration of The Estate of  
John David Jones, deceased whose date  
of death was 5/16/25, is pending in  
the Circuit Court for Manatee County,  
Florida, Probate Division, the address  
of which is Post Office Box 25400, Brad-  
enton, Florida 34206. The names and  
addresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.  
All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate including un-  
matured, contingent or unliquidated  
claims on whom a copy of this notice  
is required to be served must file their  
claims with this court ON OR BE-  
FORE THE LATER OF THREE (3)  
MONTHS AFTER THE TIME OF  
THE FIRST PUBLICATION OF THIS  
NOTICE OR THIRTY DAYS (30) AF-  
TER 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 MONTHS AFTER  
THE DATE OF THE FIRST PUBLICA-  
TION 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity Property Rights at Death Act  
as described in ss.732.216-732.228, ap-  
plies or may apply, unless a written de-  
mand is made by a creditor as specified  
under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 WILL BE FOREV-  
ER 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 PUBLICA-  
TION OF THIS NOTICE IS December  
26, 2025  
**Personal Representative**  
**Robbin Lynn Fleishman Jones**  
1002 63rd St W.  
Bradenton, FL 34209  
Attorney for Personal Representative  
WILLIAM H. MEEKS, JR.  
Florida Bar No: 0278191  
1429 60TH Avenue West, Suite 300  
Bradenton, Florida 34207  
941-755-2674  
Attorney for Personal Representative  
whmatty@aol.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02350M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-002655**  
**Division Probate**  
**IN RE: ESTATE OF**  
**WILLIAM WARDER DELANEY**  
**a/k/a WILLIAM W. DELANEY**  
**Deceased.**  
The administration of the estate of  
WILLIAM WARDER DELANEY a/k/a  
WILLIAM W. DELANEY, deceased,  
whose date of death was June 19, 2025,  
is pending in the Circuit Court for  
Manatee County, Florida, Probate Divi-  
sion, the address of which is 1051 Man-  
atee Avenue West, Bradenton, Florida  
34205. The names and addresses of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.  
All creditors of the decedent and oth-  
er 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 SEC-  
TION 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 26, 2025.  
**Personal Representative:**  
**NANCY L. DELANEY**  
**c/o Jenna Kyle Meltzer**  
802 11th Street West  
Bradenton, Florida 34205  
Attorney for Personal Representative:  
JENNA KYLE MELTZER, Attorney  
Florida Bar Number: 1028517  
Blalock Walters, P.A.  
802 11th Street West  
Bradenton, Florida 34205-7734  
Telephone: (941) 748-0100  
E-Mail: jmeltzer@blalockwalters.com  
Secondary E-Mail:  
jschembri@blalockwalters.com  
Alternate Secondary E-Mail:  
mchapman@blalockwalters.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02370M

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

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 002425**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**Thomas E. Treen,**  
**Deceased.**  
The administration of the estate of  
Thomas E. Treen, deceased, whose date  
of death was July 10, 2025, is pend-  
ing 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 represen-  
tative and the personal representative's  
attorney are set forth below.  
All creditors of the decedent and oth-  
er 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 per-  
sons 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 spec-  
ified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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 26, 2025.  
**Sara Treen, Petitioner**  
Jonathan D. Crick, Esquire  
2425 Manatee Avenue West  
Bradenton, Florida 34205  
Florida Bar No. 0127307  
Email: joncrick@gmail.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02361M

FIRST INSERTION

**NOTICE TO CREDITORS**  
The administration of the estate of  
ROBERT K. LINDSTROM, deceased,  
whose date of death was July 1, 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 oth-  
er 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 SEC-  
TION 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 26, 2025.  
**Personal Representative:**  
**Kristen L. Lindstrom**  
17627 Cinquez Park Rd E  
Jupiter, Florida 33458  
Attorney for Personal Representative:  
Cristie A. Sennett, Esq.  
Attorney  
Florida Bar Number: 108458  
SHALLOWAY & SHALLOWAY, PA  
1400 Centrepark Blvd.  
Ste. 600  
West Palm Beach, Florida 33401  
Telephone: (561) 686-6200  
Fax: (561) 686-0303  
E-Mail: cristie@shalloway.com  
Secondary E-Mail:  
cm6@shalloway.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02357M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORID  
PROBATE DIVISION  
**File No. 2025-CP-2884**  
**IN RE: ESTATE OF:**  
**CHARLES ST. LOUIS, a.k.a.**  
**CHARLES V. ST. LOUIS,**  
**a.k.a. CHARLES VERNON ST.**  
**LOUIS, JR., Deceased.**  
The administration of the estate of  
CHARLES ST. LOUIS, also known as  
CHARLES V. ST. LOUIS, also known as  
CHARLES VERNON ST. LOUIS,  
deceased, whose date of death was Oc-  
tober 26, 2025; is pending in the Cir-  
cuit Court for Manatee County, Florida,  
Probate Division, the address of which  
is Post Office Box 25400, Bradenton,  
Florida 34206. The names and ad-  
dresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.  
All creditors of the decedent and oth-  
er 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity Property Rights at Death Act as  
described in sections 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by  
the surviving spouse or a beneficiary  
as specified under section 732.2211, Flori-  
da Statutes. The written demand must  
be filed with the Court.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 733.702 WILL BE FOREVER  
BARRED.  
NOTWITHSTANDING THE TIME  
PERIOD SET FORTH ABOVE, ANY  
CLAIM FILED TWO (2) YEARS OR  
MORE AFTER THE DECEDENT'S  
DATE OF DEATH IS BARRED.  
The date of first publication of this  
notice is: December 26, 2025.  
**DAVID M. EVANS, JR.**  
**Personal Representative**  
2601 Cattlemen Road, #503  
Sarasota, FL 34232  
DAVE M. EVANS, JR., Esquire  
Attorney for Personal Representative  
Florida Bar No. 1013511  
LEE & EVANS, P.A.  
2601 Cattlemen Road, Suite 503  
Sarasota, Florida 34232  
Telephone: (941) 954-0067  
Facsimile: (941) 365-1492  
Email: devans@leeandevans.com  
Secondary Email:  
kristina@leeandevans.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02372M

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 26, 2025.  
**Personal Representative**  
**RICHARD BARTON RAY**  
**c/o Richard Barton Ray,**  
**Registered Agent**  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
Attorney for Personal Representative  
s/Richard Barton Ray  
RICHARD BARTON RAY, Esquire  
6108 26th Street West, Suite 2  
Bradenton, Florida 34207  
(941) 755-3731  
Florida Bar No: 0717381  
Dec. 26, 2025; Jan. 2, 2026  
25-02344M

FIRST INSERTION

**NOTICE TO CREDITORS**  
THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 002711**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**John Clark Muirhead,**  
**Deceased.**  
The administration of the estate of John  
Clark Muirhhead, deceased, whose date  
of death was August 28, 2025, is pend-  
ing 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 represen-  
tative and the personal representative's  
attorney are set forth below.  
All creditors of the decedent and oth-  
er 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 per-  
sons 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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 spec-  
ified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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 26, 2025.  
**Maxine C. Muirhead, Petitioner**  
Jonathan D. Crick, Esquire  
2425 Manatee Avenue West  
Bradenton, Florida 34205  
Florida Bar No. 0127307  
Email: joncrick@gmail.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02360M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH CIRCUIT IN AND FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-002316**  
**IN RE: ESTATE OF**  
**EDITH IRENE WODZINSKI**  
**Deceased.**  
If you have been served with a copy of  
this notice and you have any claim or  
demand against the decedents' estate,  
even if that claim is unmatured, contin-  
gent, or unliquidated, you must file your  
claim with the court ON OR BEFORE  
THE LATER OF A DATE THAT IS 3  
MONTHS AFTER THE FIRST PUBLI-  
CATION OF THIS NOTICE OR 30  
DAYS AFTER YOU RECEIVE A COPY  
OF THIS NOTICE.  
All other creditors of the decedent  
and other persons who have claims or  
demands against the decedent's estate,  
including unmatured, contingent, or  
unliquidated claims, must file their  
claims with the court, ON OR BEFORE  
THE DATE THAT IS 3 MONTHS AF-  
TER THE FIRST PUBLICATION OF  
THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN  
THE PERIOD SET FORTH IN SEC-  
TION 733.702, FLORIDA STATUTES,  
WILL BE FOREVER BARRED.  
EVEN IF A CLAIM IS NOT  
BARRED BY THE LIMITATIONS  
DESCRIBED ABOVE, ALL CLAIMS

THAT HAVE NOT BEEN FILED  
WILL BE BARRED TWO YEARS AF-  
TER DECEDENT'S DEATH.  
The case number and decedent's  
name are: EDITH IRENE WODZIN-  
SKI, File Number 2025-CP-002316.  
The address of the court where this  
probate is pending is: Circuit Court for  
Manatee County, Florida, 1115 Manatee  
Avenue West, Bradenton, FL 34205.  
A Personal Representative or cur-  
ator has no duty to discover whether any  
property held at the time of the deced-  
ent's death by the decedent or the de-  
cedent's surviving spouse is property to  
which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in ss. 732.216-732.228,  
applies, or may apply, unless a written  
demand is made by a creditor as spec-  
ified under s. 732.2211.  
Date of death of the decedent is:  
07/04/2025.  
The date of first publication of this  
notice is: December 26, 2025.  
The second week of publication is  
January 2, 2026.  
**Personal Representative(s):**  
**Julie Wodzinski.**  
Attorney for the representative(s):  
By: /s/Matthew T. Morrison  
Matthew T. Morrison, Esquire  
Florida Bar No. 1005203  
5121 S. Lakeland Dr, Suite 2  
Lakeland, Florida 33813  
Dec. 26, 2025; Jan. 2, 2026  
25-02359M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 2905 AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ANTONIA ROSA NESS A/K/A**  
**ANTONINA G. NESS,**  
**NINA NESS, Deceased.**  
The administration of the estate of  
Antonia Rosa Ness a/k/a Antonina G.  
Ness, Nina Ness, deceased, whose date  
of death was October 11, 2025, is pend-  
ing in the Circuit Court for Manatee  
County, Florida, Probate Division, the  
address of which is 1115 Manatee Ave W,  
Bradenton, FL 34205. The names and  
addresses of the personal representative  
and the personal representative's attor-  
ney are set forth below.  
All creditors of the decedent and oth-  
er 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DA TE  
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 sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Commu-  
nity 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 SEC-  
TION 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 26, 2025.  
**Personal Representative:**  
**Megan Vogler**  
3718 Thornton Place  
Sarasota, Florida 34239  
Attorney for Personal Representative:  
Daniel Hooper Smith, Esq.  
Attorney  
Florida Bar Number: 1006829  
ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: daniel@wiesnerlaw.com  
Secondary E-Mail:  
sherri@wiesnerlaw.com  
Tertiary E-Mail:  
rachel@wiesnerlaw.com  
Dec. 26, 2025; Jan. 2, 2026  
25-02342M



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ACTIONS / SALES / ESTATE ---

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FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP2776</b> <b>IN RE: ESTATE OF</b> <b>MORRIS PASKELL</b> <b>Deceased</b></p> <p>The administration of the Estate of MORRIS PASKELL, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons who have claims or demands against decedent's estate, in-</p>
<p>cluding unmaturred, contingent or unliquidated claims, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s 732.2211</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: December 26, 2025.</p> <p><b>Personal Representative:</b> <b>VALERIE B. BROOKS</b> 3765 Isle Royal Pl Apopka, FL 32712 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 Dec. 26, 2025; Jan. 2, 2026</p>
25-02355M

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25 CP 002901</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JOHN F. KABANIEC, Deceased.</b></p> <p>The administration of the estate of JOHN F. KABANIEC, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 duty to discover whether any property held at the time of the decedent's death</p>
<p>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.</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 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 26, 2025.</p> <p><b>Personal Representative:</b> <b>LINDA KANANIEC</b> 3408 Wood Owl Circle Bradenton, Florida 34210 Attorney for Personal Representative: John A. Moran, Attorney Florida Bar Number: 718335 Dunlap &amp; Moran, P.A. PO Box 3948 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary dmprobate@dunlapmoran.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02343M

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>412025CA002444CAAXMA</b> <b>NEWREZ LLC D/B/A</b> <b>SHELLPOINT MORTGAGE</b> <b>SERVICING,</b> <b>Plaintiff, v.</b> <b>GERALDEAN P BOZZA A/K/A</b> <b>GERALDEAN BOZZA A/K/A</b> <b>GERALDEAN POE, et al.,</b> <b>Defendant.</b></p> <p>TO: GERALDEAN P BOZZA A/K/A GERALDEAN BOZZA A/K/A GERALDEAN POE, 609 CASABELLA DRIVE, BRADENTON, FL 34209 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:</p> <p>LOT 8 AND THE SOUTH 1/2 OF LOT 7, BLOCK 18, OF PALMA SOLA PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGES 122 AND 123, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 30 days</p>
<p>from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.</p> <p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."</p> <p>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.</p> <p>WITNESS my hand and seal of said Court on the 23rd day of DECEMBER, 2025.</p> <p>ANGELINA "ANGEL" COLONNESO, ESQ. CLERK OF COURT OF MANATEE COUNTY As Clerk of the Court BY: K. Gaffney Deputy Clerk</p>
25-12589FL Dec. 26, 2025; Jan. 2, 2026
25-02379M

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-002894</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>BILL N. STILLITANO,</b> <b>a/k/a WILLIAM N. STILLITANO</b> <b>Deceased.</b></p> <p>The administration of the estate of BILL N. STILLITANO, deceased, whose date of death was May 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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</p>
<p>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>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 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 26, 2025.</p> <p><b>Personal Representative:</b> <b>Joseph M. Stillitano</b> 61 Thomas St. Ashland, MA 01721-1016 Attorney for Personal Representative: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: dlaganella@gerlinglawgroup.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02377M

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-002695-AX</b> <b>IN RE: ESTATE OF</b> <b>RALPH H. DALE, Deceased.</b></p> <p>The administration of the Estate of RALPH H. DALE, Deceased, whose date of death was September 23, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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.</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>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</p>
<p>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 Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.</p> <p>The date of first publication of this notice is: December 26, 2025.</p> <p><b>GREGORY T. DALE</b> <b>Co-Personal Representative</b> 6320 Venture Drive, Ste. 104 Lakewood Ranch, FL 34202 <b>ANNE E. MUTCHNER</b> <b>Co-Personal Representative</b> 6320 Venture Drive, Ste. 104 Lakewood Ranch, FL 34202 Justin W. Najmy, Esq. Attorney for Personal Representatives Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: mscott@najmythompson.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02356M

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2025CC002436</b> <b>SHADYBROOK VILLAGE</b> <b>OWNERS ASSOCIATION, INC., a</b> <b>Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>GISSEL DI PIERRO, et al.</b> <b>Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated December 17, 2025, and entered in Case No. 2025CC002436 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonnese, will publicly sell to the highest and best bidder for cash at www.manatee.real-foreclose.com beginning at 11:00 AM on January 22, 2026, the following described property:</p> <p>UNIT 171-D, SHADYBROOK VILLAGE, A CONDOMINIUM (F/K/A SHADYBROOK VILLAGE, A CONDOMINIUM, SECTION ELEVEN), A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 958, PAGE 1335 AND BY VIRTUE OR MERGER RECORDED IN O.R. BOOK 1402, PAGE 876, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 9, PAGE 164 AND 165, AND AMENDMENTS</p>
<p>THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim before the Clerk of the Court reports the surplus as unclaimed.</p> <p>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.</p> <p>Dated this 18th day of December 2025.</p> <p>NAJMY THOMPSON, P.L. /s/ Kari L. Martin Kari L. Martin Florida Bar No. 092862 1401 8th Avenue West Bradenton, Florida 34205 Telephone: (941) 748-2216 Facsimile: (941) 748-2218 Service Email: service.KM@najmythompson.com Correspondence only: kmartin@najmythompson.com; Secondary: bmiller@najmythompson.com Attorney for Plaintiff Dec. 26, 2025; Jan. 2, 2026</p>
25-02351M

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 2641</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ELAINE MARY WILLIAMSON</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Elaine Mary Williamson, deceased, File Number 2025 CP 2641; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was October 9, 2025; that the total value of the estate is \$20,000.00 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>NAME ADDRESS Laura Walter 13896 Siena Loop Lakewood Ranch, FL 34202 Andrew Williamson 11150 Lost Creek Terrace, Unit 103 Bradenton, FL 34211 ALL INTERESTED PERSONS ARE</p>
<p>NOTIFIED THAT:</p> <p>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.</p> <p>The date of first publication of this Notice is December 26, 2025.</p> <p><b>Person Giving Notice:</b> <b>Laura Walter</b> 13896 Siena Loop Lakewood Ranch, FL 34202 Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com Dec. 26, 2025; Jan. 2, 2026</p>
25-02369M

FIRST 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.: 2025-CA-001773</b> <b>PENNYMAC LOAN SERVICES,</b> <b>LLC,</b> <b>Plaintiff, v.</b> <b>BRIENNE T. JOHNSON, et al.,</b> <b>Defendants.</b></p> <p>TO: Vanessa Hammond 4033 Dover Drive E Bradenton FL 34203 Vanessa Hammond 1207 Woodland West Dr., Apt. 186 Arlington, TX 76013 Vanessa Hammond 14040 SW Teal Blvd. Beaverton, OR 97008</p> <p>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:</p> <p>Lot 1, Block C, FAIRFAX - PHASE TWO, according to plat thereof as recorded in Plat Book 25, Pages 48 through 53, inclusive, of the Public Records of Manatee County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, on Anthony R. Smith, Esquire, the Plaintiff's attorney, whose address is Tiffany &amp; Bosco, P.A., 1201 S. Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or</p>
<p>immediately thereafter; or a default will be entered against you for the relief demanded in the complaint.</p> <p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011."</p> <p>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.</p> <p>IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 17th day of DECEMBER, 2025.</p> <p>Angelina "Angel" Colonnese as Clerk of the Circuit Court of Manatee County, Florida By: (SEAL) K. Gaffney DEPUTY CLERK Dec. 26, 2025; Jan. 2, 2026</p>
25-02348M

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2024 CA 001563</b> <b>WESTBAY POINT AND</b> <b>MOORINGS II ASSOCIATION,</b> <b>INC.</b> <b>Plaintiff, v.</b> <b>MARY MARGARET BYRNE,</b> <b>as Trustee, under the terms and</b> <b>provisions of a certain Trust</b> <b>Agreement dated the 11th day of</b> <b>February, 1977 and designated</b> <b>as The Mary Margaret Byrne, as</b> <b>Trustee; UNKNOWN SPOUSE</b> <b>OF MARY MARGARET BYRNE,</b> <b>as Trustee; TENANT #1, the name</b> <b>being fictitious to account for</b> <b>unknown parties in possession,</b> <b>and TENANT #2, the name being</b> <b>fictitious to account for Unknown</b> <b>parties in possession,</b> <b>Defendant.</b></p> <p>Notice is hereby given that pursuant to the Final Judgment of Assessment Foreclosure dated December 15, 2025, I will sell to the highest and best bidder for cash at foreclosure sale conducted via Internet at www.manatee.realforeclosure.com at 11:00 a.m. on January 6, 2026, the following described property:</p> <p>Unit 112, Building 11, Westbay Point &amp; Moorings II, a condominium according to the Declaration of Condominium recorded in Official Records Book 884, Page 804 and re-recorded in Official Records [sic] Book 886, Page 146, and amend-</p>
<p>ments thereto, and as per Plat thereof recorded in Condominium Book 8, Pages 24 through 26, as amended, including but not limited to amendment in Condominium Book 9, Pages 99 through 101, of the Public Records of Manatee County, Florida.</p> <p>Property Address: 6500 Flotilla Drive, Unit 112, Holmes Beach, FL 34217</p> <p>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</p> <p>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.</p> <p>Dated on December 18, 2025.</p> <p>By: /s/ Nicole M. Price Nicole M. Price, Esq. Florida Bar 1008117 Icard Merrill 2033 Main Street, Suite 600 Sarasota, FL 34237 Phone: 941.366.8100 Dec. 26, 2025; Jan. 2, 2026</p>
25-02358M

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--- ACTIONS / SALES ---	
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<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 412025CA000375CAAXMA</b> <b>COMPU-LINK CORPORATION, DBA CELINK, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ARNOLD W. DAVIS, DECEASED, et. al. Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RANDALL L. HOLDEN, DECEASED, whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: GARY HOLDEN, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 31, BLOCK C, SUN SET ACRES SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-</p>	<p>DA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 22ND day of Dec, 2025. ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT BY: KRIS GAFFNEY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 24-263214 Dec. 26, 2025; Jan. 2, 2026 25-02376M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION - CONSTRUCTIVE SERVICE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 412025CA002727CAAXMA</b> <b>ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARION BOLTON, DECEASED, et. al. Defendant(s),</b> TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARIAN BOLTON, DECEASED, whose residence is unknown if he/ she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: THE PART OF THE FOLLOWING DESCRIBED LAND LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF INTERSTATE 275: THE E ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 30, TOWNSHIP 33 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA; LYING EAST OF THE RIGHT OF WAY OF THE TAMPA SOUTHERN RAILROAD, ALSO THE SOUTH 80 FEET OF THE EAST ½ OF THE NW ¼ OF THE NW ¼ OF SECTION 30, TOWNSHIP 33, SOUTH,</p>	<p>RANGE 18 EAST, LYING WEST OF THE RIGHT OF WAY TAM-PA SOUTHERN RAILROAD. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 17th 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 Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com 25-316522 Dec. 26, 2025; Jan. 2, 2026 25-02349M</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO. 2025CA001681AX</b> <b>U.S. BANK TRUST, NATIONAL ASSOCIATION AS TRUSTEE FOR LB-DWELLING SERIES VI TRUST, Plaintiff, vs. TYLER DWIGHT TOBIN; ELAINE MARY MCQUILLAN; DANA SANFORD; TERRACE III AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC.; MIDLAND STATES BANK; 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).</b> TO: TYLER DWIGHT TOBIN Last Known Address 17118 VARDON TERRACE 406 LAKEWOOD RANCH, FL 34211 Current Residence is Unknown TO: DANA SANFORD Last Known Address 17118 VARDON TERRACE, UNIT 406 LAKEWOOD RANCH, FL 34211 Current Residence is Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: UNIT 746, IN BUILDING 7, OF PHASE III OF TERRACE III AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2740, PAGE 4940, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND</p>	<p>ALL AMENDMENTS THERE-OF TOGETHER WITH AN UN-DIVIDED INTEREST IN THE COMMON ELEMENTS. ALSO KNOWN AS 17118 VARDON TERRACE, UNIT NO. 406, LAKEWOOD RANCH, FLORIDA, 34211. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Diaz Anselmo &amp; Associates, P.A., Plaintiffs attorneys, whose address is P.O. BOX 19519, Fort Lauderdale, FL 33318, (954) 564-0071, answers@dallegal.com, within 30 days from first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorneys 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, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 12/17, 2025. ANGELINA COLONNESO As Clerk of the Court By: As Deputy Clerk 1496-212072 / ME2 Dec. 26, 2025; Jan. 2, 2026 25-02347M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT N AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2025CC003655AX</b> <b>MHC COLONY COVE. L.L.C., Plaintiff, vs. WELLS FARGO BANK N.A; THE ESTATE OF PATRICK MANNING; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF PATRICK MANNING; THE ESTATE OF JUDITH K MANNING; and ALL UNKNOWN BENEFICIARIES. HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF JUDITH K. MANNING, Defendants.</b> TO: The Estate of Patrick Manning 4019 Buena Vista Drive South Lot No. 2618 Ellenton, FL 34222 The Estate of Patrick Manning c/o Edward Raymond Manning, Jr. 1632 Shady Lane Salem, OH 44460 All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Patrick Marming 4019 Buena Vista Drive South Lot No. 2618 Ellenton, FL 34222 The Estate of Patrick Manning c/o Edward Raymond Manning, Jr. 1632 Shady Lane Salem, OH 44460 All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Patrick Manning c/o Edward Raymond Manning, Jr. 1632 Shady Lane Salem, OH 44460 All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Judith K. Manning c/o Edward Raymond Manning, Jr. 1632 Shady Lane Salem, OH 44460 All Unknown Beneficiaries, Heirs, Successors, Assigns, and Devisees of Judith K. Manning c/o Edward Raymond Manning, Jr. 1632 Shady Lane Salem, OH 44460</p>	<p>YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at: 4019 Buena Vista Drive South, Lot No. 2618, Ellenton, Florida 34222 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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, 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 Angelina "Angel" Colonneso, Esq., as Clerk of the County Court, and the seal of said Court, at the Court-house at Manatee County, Florida. ANGELINA "ANGEL" COLONNESO, ESQ. Clerk of the Circuit and County Court By: As Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-02374M</p>

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FLORIDA NEWSPAPER FOR THE C-SUITE

Business Observer

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY <b>CASE NO. 2025-DP-0009Div.J</b> <b>IN THE INTEREST OF: K.D. DOB: 6/23/2023, V.D. DOB: 1/5/2025, MINOR CHILDREN</b> TO: Katherine Collins, address unknown/ Juan Alberto, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: K.D. born on 6/23/2023 and V.D. born on 1/5/2025 You are hereby commanded to appear on January 29, 2026, at 3:30 PM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 17th day of December 2025. Angelina Colonneso Clerk of Court By: C. Hoatland As Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-02346M</p>	<p>CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 17th day of December 2025. Angelina Colonneso Clerk of Court By: C. Hoatland As Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-02346M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO. 2025 CC 1357</b> <b>MIRROR LAKE CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. JOHN STEVENSON, 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: UNIT 4034, MIRROR LAKE CONDOMINIUM, SECTION 2, TOGETHER WITH ANY UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1090, PAGE 3559, AND ANY AMENDMENTS THERETO, AND AS PER PLAT RECORDED IN CONDOMINIUM BOOK 16, PAGE 179, AND ANY AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p>	<p>TEE COUNTY, FLORIDA. Property Address: 3535 59th Avenue W., Bradenton, Florida 34210 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 20, 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 23RD day of DECEMBER, 2025. ANGELINA COLONNESO Clerk of the County Court By: (SEAL) K. Gaffney Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-02380M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO: 2024 CA 001278</b> <b>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),</b> TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOSE L. MARTINEZ, DECEASED; HUMBERTO MARTINEZ III; EDUARDO MARTINEZ; JULIETA MARTINEZ; GRACIELA MARTINEZ; and EMILIANO MARTINEZ Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, 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 juris. YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being situated in Manatee County, Florida, more particularly described as follows: THE FOLLOWING REAL PROPERTY SITUATE IN COUNTY OF MANATEE, AND STATE OF FLORIDA, DESCRIBED AS FOLLOWS: LOT 79, BLOCK "C-5", SUM-</p>	<p>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, 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 16th day of DECEMBER, 2025. ANGELINA COLONNESO Circuit and County Courts By: K. Gaffney Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-02366M</p>



--- ACTIONS ---

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT IN AND FOR GULF COUNTY, FLORIDA <b>CASE # 25 CC 183</b> <b>CENTENNIAL BANK Plaintiff, v.</b> <b>KEVIN JAMES MATHEWS, Defendant.</b> TO: KEVIN JAMES MATHEWS, YOU ARE NOTIFIED that an action to replevin that certain 2019 KYRV Sprinter Campfire M-30 FL (SN: 4YDT30F28K1530594) has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Rick A. Savage, Esq., of the</p>
Savage Law Office, PLLC, plaintiff's attorney, whose address is 111 N. Calhoun St., Suite 8, Tallahassee, Florida 32301 on or before 30 days from the date of this first publication of this notice and file the original with the clerk of court 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. DATED on November 19 2025. Rebecca L. Norris, Clerk of Courts By: Deputy Clerk Dec. 26, 2025; Jan. 2, 9, 16, 2026 25-02352M

FIRST 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. 2025CA002070AX</b> <b>MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS.</b> <b>UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LEO D. STRONG A/K/A LEO DAVID STRONG, ET AL. DEFENDANT(S).</b> To: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Leo D. Strong A/K/A Leo David Strong RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 618 12th Street Drive W, Palmetto, FL 34221 To: P.J. Strong RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 618 12th Street Drive W, Palmetto, FL 34221 To: Ulysses David Strong RESIDENCE: UNKNOWN LAST KNOWN ADDRESS: 20049 Suncrest Dr., Brooksville, FL 34601 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property located in Manatee County, Florida: “LOT 6, BLOCK B, SHARP &amp; TURNER'S ADDITION TO THE CITY OF PALMETTO ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 313, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.”</p>
has been filed against you, and you are required to serve a copy of your written defenses, if any, to this action, on Tromberg, Miller, Morris & Partners, PLLC, attorneys for Plaintiff, whose address is 600 West Hillsboro Boulevard, Suite 600, Deerfield Beach, FL 33441, and file the original with the Clerk of the Court, within 30 days after the first publication of this notice, either before or immediately thereafter, otherwise a default may 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, 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. Date: 12/22/2025 Angelina Colonnese Clerk of the Circuit Court Clerk of the Circuit and County Court By: K. Gaffney Deputy Clerk of the Court Dec. 26, 2025; Jan. 2, 2026 25-02375M

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT N AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2025CC001127AX</b> <b>PALM COVE MHC, LLC d/b/a Whispering Palms Manufactured Home Community, Plaintiff, vs.</b> <b>THE EST ATE OF JOYCE JOHNSON; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF JOYCE JOHNSON; ABBY JOHNSON; KINSLEY JOHNSON; UNKNOWN PARTY OR PARTIES IN POSSESSION; KATHY ANN RUPERT, AS HEIR TO THE ESTATE OF JAMES PATRICK MCMONAGLE; ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF JAMES PATRICK MCMONAGLE; KATHY ANN RUPERT, AS HEIR TO THE ESTATE OF BARBARA ANN MCMONAGLE; ALL UNKNOWN BENEFICIARIES. HEIRS, SUCCESSORS, AND ASSIGNS OF BARBARA ANN MCMONAGLE; and ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, AND ASSIGNS OF CURTIS EUGENE WILSON, JR., Defendants.</b> TO: All Unknown Beneficiaries, Heirs, Successors, and Assigns of James Patrick Mcmonagle 1219 51st Avenue East Lot No. 82 Bradenton, FL 34203 All Unknown Beneficiaries, Heirs, Successors, and Assigns of James Patrick Mcmonagle 121 Tidewater Drive Bradenton, FL 34210 All Unknown Beneficiaries, Heirs, Successors, and Assigns of Curtis Eugene Wilson, Jr. 402 Flirtation Walk Louisville, KY 40219-2461 All Unknown Beneficiaries, Heirs, Successors, and Assigns of Barbara Ann Mcmonagle 1219 51st Avenue East Lot No. 82 Bradenton, FL 34203 All Unknown Beneficiaries, Heirs, Successors, and Assigns of Barbara Ann Mcmonagle 121 Tidewater Drive Bradenton, FL 34210 All Unknown Beneficiaries, Heirs,</p>
Successors, and Assigns of Curtis Eugene Wilson, Jr. 1219 51st Avenue East Lot No, 82 Bradenton, FL 34203 YOU ARE NOTIFIED that an action for Money Damages as to that certain mobile home and all personal items, appliances, and fixtures contained therein located at 1219 51st Avenue East, Lot No. 82, Bradenton, Florida 34203 has been filed against you, and you are required to serve a copy of your written defenses, if any, to it on Brian C. Chase, Esq., Plaintiff's attorney, whose address is 1313 North Howard Avenue, Tampa, Florida 33607, ON OR BEFORE A DATE WHICH IS WITHIN 30 DAYS OF FIRST PUBLICATION OF THIS NOTICE IN THE BUSINESS OBSERVER, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint 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, 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 Angelina "Angel" Colonnese, Esq., as Clerk of the County Court, and the seal of said Court, at the Court-house at Manatee County, Florida. Dated: 12/22/2025 ANGELINA "ANGEL" COLONNESO, ESQ. Clerk of the Circuit and County Court By: K. Gaffney As Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-02373M

SUBSEQUENT INSERTIONS

SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF PUBLIC SALE</b> 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.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 19, 26, 2025 25-02304M</p>	<p><b>NOTICE OF PUBLIC SALE</b> 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.storagetreasures.com Purchase must be made with cash only and paid above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 19, 26, 2025 25-02299M</p>
SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF PUBLIC SALE</b> 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</p>	<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2025CC001514AX</b> <b>CASA LOMA INC., Plaintiff, vs.</b> <b>BEVERLY DELL DIMEO and SALLY HARRIS, Defendants.</b> Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on December 3, 2025, in the County Court of Manatee County, Angelina Colonnese, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida described as: Lot 47, Block H, CASA LOMA MOBILE HOME SUBDIVISION, according to plat thereof as recorded in Plat Book 15, Pages 58 through 60 inclusive, of the Public Records of Manatee County, Florida. at public sale, to the highest and best bidder, for cash via the internet at https://www.manatee.realforeclose.com at 11:00 A.M. on the 4th day of</p>
SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF PUBLIC SALE</b> Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 4805 96th ST E palmetto FL 34221 Phone Number 561-288-6308 Time of Sale 01-07-2026 9:30 am Albert Perez grill mattress and bedding personal effects furniture box's tools house holds The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid 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</p>	<p><b>NOTICE OF PUBLIC SALE</b> 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.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 19, 26, 2025 25-02296M</p>
SECOND INSERTION	SECOND INSERTION
<p><b>NOTICE OF PUBLIC SALE</b> 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.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. December 19, 26, 2025 25-02300M</p>	

SALES ---

SECOND 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, 202525-02337M

SECOND INSERTION

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

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

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

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

file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: December 19, 2025.  
Signed on 11/20/2025.  
David Ronald Andrew Zahn  
a/k/a Andy Zahn  
Personal Representative  
10313 Green Links Drive  
Tampa, FL 33626  
Jonathan P. Kinsella  
Attorney for Personal Representative  
Florida Bar No. 96398  
HKH Elder Law  
5235 16th Street North, Ste. 200  
St. Petersburg, Florida 33703  
Telephone: (727) 343-8959  
Email: Jonathan@HKHElderLaw.com  
Secondary Email: staff2@HKHElderLaw.com  
Dec. 19, 26, 202525-02312M

SECOND 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 Schedel - 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, 202525-02313M

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

and select the appropriate County name from the menu option

OR

e-mail legal@businessobserverfl.com

CALL 941-906-9386

Business Observer



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ESTATE

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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

File No. 2025-CP-002801 AX

Probate Division

IN RE: ESTATE OF

Theresa Anne Peterson,

Deceased.

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

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

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

The personal representative has no

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

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

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

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

**Personal Representative:**  
**Wells Fargo Bank, N.A.**  
350 E. Las Olas Blvd., 19th Floor  
Fort Lauderdale, FL 33301  
Attorney for Personal Representative:  
Michael M. Hamrick  
Email Address:  
mhamrick@manateelegal.com  
Email Address:  
shernandez@manateelegal.com  
Florida Bar No. 0290556  
Greene Hamrick  
Schermer & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: 941-747-1871

Dec. 19, 26, 2025	25-02326M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

File No. 2025-CP-002789 AX

Probate Division

IN RE: ESTATE OF

John F. Peterson,

Deceased.

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

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

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

The personal representative has no

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

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

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

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

**Personal Representative:**  
**Wells Fargo Bank, N.A.**  
350 East Las Olas Blvd., 19th Floor  
Fort Lauderdale, FL 33301  
Attorney for Personal Representative:  
Michael M. Hamrick  
Email Address:  
mhamrick@manateelegal.com  
Email Address:  
shernandez@manateelegal.com  
Florida Bar No. 0290556  
Greene Hamrick  
Schermer & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: 941-747-1871

Dec. 19, 26, 2025	25-02327M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-2410

IN RE: ESTATE OF

PATRICIA ANNE LARIVIERE,

Deceased.

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

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

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

The personal representative has no

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

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

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

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

**JENNIFER RUSSELL**  
**Personal Representative**  
6805 22nd Avenue West  
Bradenton, FL 34209  
Robert D. Hines, Esq.  
Attorney for Personal Representative  
Florida Bar No. 0413550  
Hines Norman Hines, P.L.  
1312 W. Fletcher Avenue, Suite B  
Tampa, FL 33612  
Telephone: 813-265-0100  
Email: rhines@hnh-law.com  
Secondary Email:  
jrivera@hnh-law.com

Dec. 19, 26, 2025	25-02328M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

File No. 2025-CP-002806 AX

Probate Division

IN RE: ESTATE OF

John Stevens,

Deceased.

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

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

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

The Personal Representative has no

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

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

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

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

**Personal Representative:**  
**Mona L. Ames**  
1055 301 Boulevard East, Apt. 101P  
Bradenton, FL 34203  
Attorney for Personal Representative:  
James E. Johnson II  
Email Address:  
jjohnson@manateelegal.com  
Email Address:  
cgodfrey@manateelegal.com  
Florida Bar No. 0061621  
Greene Hamrick  
Schermer & Johnson, P.A.  
410 43rd Street West, Suite N  
Bradenton, FL 34209  
Telephone: (941) 747-1871

Dec. 19, 26, 2025	25-02325M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025 CP 2824

IN RE: ESTATE OF

SUSAN D. BANK,

Deceased.

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

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

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

The personal representative has no

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

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

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

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

**Personal Representative**  
**Janet Orto**  
6302 26th Ave. W.  
Bradenton, FL 34209  
Attorney for Personal Representative  
William Shaffer, Esq.  
Bouziane Shaffer, LLC  
Attorney for Petitioner  
Florida Bar No. 65952  
In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W.  
Bradenton, FL 34205  
Telephone: 941-748-0550  
Email: Will@hamiltonpricelaw.com  
Secondary Email:  
Tara@hamiltonpricelaw.com

Dec. 19, 26, 2025	25-02324M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 412025CP002091

IN RE: ESTATE OF

JOHN WAYNE CHANDLER,

Deceased.

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

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

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

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 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 DECEDENT'S DATE OF DEATH IS BARRED.

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

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

Dec. 19, 26, 2025	25-02323M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2025-CP-002426

Division Probate

IN RE: ESTATE OF

NORMAN W. KIEL

Deceased.

The administration of the estate of NORMAN W. KIEL, deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Ave., W. Bradenton, FL 34205. The name and address of the personal representative are: JAMES W. KIEL, 1305 Monte Carlo Drive, Jenison, Michigan 49428. The name and address of the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS NOTICE.

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.

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

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

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

/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, 2025	25-02318M
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SECOND INSERTION

NOTICE TO CREDITORS

(summary administration)

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-2839

IN RE: ESTATE OF

MAUREEN C. LANTERO, 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 MAUREEN C. LANTERO, deceased, File Number 2025-CP-2839, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was June 30, 2025; that the total value of the estate is a tangible personal property valued at approximately \$1,500 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address  
LAWRENCE L. LANTERO  
7417 Eaton Court,  
University Park, FL 34201  
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 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 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 19, 2025.

**Person Giving Notice:**  
**LAWRENCE L. LANTERO**  
7417 Eaton Court  
University Park, FL 34201  
Attorney for Person Giving Notice:  
ROSE-ANNE B. FRANO  
Florida Bar No. 0592218  
Williams Parker Harrison  
Dietz & Getzen  
50 Central Avenue, Eighth Floor  
Sarasota, FL 34236  
Telephone: 941-366-4800  
Designation of Email Addresses for service: Primary:  
rfrano@williamsparser.com  
Secondary:  
mbussi@williamsparser.com

Dec. 19, 26, 2025	25-02311M
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SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 412025CP002459CPAXMA

IN RE: ESTATE OF

ROBERT PHARES

Deceased.

The administration of the estate of Robert Phares, deceased, whose date of death was October 27, 2024, 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.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the

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

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

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

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

**Personal Representatives:**  
**/s/ Amy Marie Long**  
**Amy Marie Long**  
1201 8th Ave. W  
Apt No. L-9  
Palmetto, Florida 34221  
**/s/ Cliff Provo**  
**Cliff Provo**  
1201 8th Ave. W  
Apt No. L-9  
Palmetto, Florida 34221  
Attorney for Personal Representatives:  
/s/ Bradley J Busbin  
Bradley J. Busbin  
E-mail Addresses:  
brad@busbinlaw.com  
Florida Bar No. 127504  
Busbin Law Firm, P.A.  
2295 S. Hiawassee Rd.  
Suite 207  
Orlando, Florida 32835  
Telephone: (407) 955-4595

Dec. 19, 26, 2025	25-02298M
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SAVE TIME

E-mail your Legal Notice

legal@businessobserverfl.com

Business Observer

LV4680

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 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/Furniture  
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
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--- ACTIONS / SALES ---

SECOND 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, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MERRY KRUSE A/K/A MERRY L. KRUSE A/K/A MERRY LEE KRUSE Last Known Address UNKNOWN</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>
SECOND 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

SECOND INSERTION

**NOTICE OF ACTION**  
**FORECLOSURE PROCEEDINGS - PROPERTY**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO: 2024 CA 001278**  
**U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, ON BEHALF OF THE HOLDERS OF THE TERWIN MORTGAGE TRUST 2006-5 ASSET-BACKED SECURITIES, SERIES 2006-5,**  
**Plaintiff, v.**  
**JOSE L. MARTINEZ, ET. AL.,**  
**Defendant(s).**  
TO: THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST, JOSE L. MARTINEZ, DECEASED;  
HUMBERTO MARTINEZ III; EDUARDO MARTINEZ; JULIETA MARTINEZ; GRACIELA MARTINEZ; and EMILIANO MARTINEZ  
Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, 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,

SECOND INSERTION

**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, LLANE 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

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

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

SECOND 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

SECOND INSERTION	
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case no. 2025-CA-1691</b> <b>Flora Lumbreras, as Personal Representative of The Estate of Jessica Jazmin Martinez Lumbreras, deceased;</b> <b>Plaintiff, v.</b> <b>Julian Ortiz Castillo,</b> <b>Defendant.</b></p> <p>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 <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a>, 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</p>	<p>or plat thereof recorded in Plat Book 6, Page 55, Public Records of Manatee County, Florida Parcel Identification Number: 26173.0000/5</p> <p>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.</p> <p>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</p>
SECOND 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, GRANTEES, 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, GRANTEES, 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:](http://www.manatee.</a></p></div><div data-bbox=)

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

SECOND 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, GRANTEES, 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, GRANTEES, OR OTHER CLAIMANT'S 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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SECOND 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 Secu-  
rity Number are xxx-xx-0422, is pend-  
ing in the Circuit Court for Manatee  
County, Florida, Probate Division, the  
address of which is 1115 Manatee Ave-  
nue West, Bradenton, Florida 34205.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

All creditors of the decedent and  
other persons having claims or de-  
mands 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 de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 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

SECOND 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 Peti-  
tioner, 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 Peti-  
tioner, 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 No-  
tice 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, con-  
tact Gulfoast Legal Services at (941)  
746-6151 or www.gulfoastlegal.org,  
or Legal Aid of Manasota at (941) 747-  
1628 or www.legalaidofmanasota.org.  
If you do not qualify for free legal assis-  
tance 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 or-  
der 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, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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

SECOND 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 Colonnese as the Clerk of the  
Circuit Court will sell to the highest  
and best bidder for cash at www.  
manatee.realforeclose.com, at 11:00  
AM, on 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 AD-  
DITION 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 disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled 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

SECOND INSERTION

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

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

SECOND 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 Colonnese, Manatee County  
Clerk of Court will sell to the highest  
and best bidder for cash at, www.  
manatee.realforeclose.com, beginning  
at 11:00 AM on the 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 RE-  
CORDS OF MANATEE COUN-  
TY, FLORIDA.  
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 or-  
der 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, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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

SECOND 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" Colonnese, 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 PUB-  
LIC 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. Ad-  
min. 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 docu-  
ments required to be served on the parties.

If you are a person with a disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled 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

SECOND 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 RE-  
CORDS OF MANATEE COUN-  
TY, 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 disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled 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

SECOND 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 DECLA-  
RATION OF CONDOMINIUM  
RECORDED IN OFFICIAL  
RECORDS BOOK 2078, PAGE  
2292, AND ALL EXHIBITS  
AND AMENDMENTS THERE-  
OF, PUBLIC RECORDS OF  
MANATEE COUNTY, FLORI-  
DA.  
Property Address: 7150 N.  
Tamiami Trail, Unit S-523, Sara-  
sota, 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 OWN-  
ER AFTER ONE YEAR, THE FUNDS  
WILL BE DEPOSITED WITH THE  
CHIEF FINANCIAL OFFICER PUR-  
SUANT TO CHAPTER 717.

If you are a person with a disability  
who needs any accommodations in or-  
der 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, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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

SECOND 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, accord-  
ing to The Declaration of  
Condominium recorded in O.R.  
Book 376, Page 608, and all ex-  
hibits 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 disabili-  
ty who needs any accommodations in  
order to participate in this proceed-  
ing, you are entitled, at no cost to  
you, to the provision of certain as-  
sistance. Please contact the Manatee  
County Jury Office, P.O. Box 25400,  
Bradenton, Florida 34206, (941) 741-  
4062, at least seven (7) days before  
your scheduled court appearance, or  
immediately upon receiving this noti-  
fication if the time before the sched-  
uled appearance is less than seven  
(7) days; if you are hearing or voice  
impaired, call 711.

DATED this 17TH day of DECEM-  
BER, 2025.

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

SECOND 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**  
**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 fore-  
close a Claim of Lien on the following  
real property, lying and being and situ-  
ated in Manatee County, Florida, more  
particularly described as follows:

Lot 29, LAKEWOOD RANCH  
COUNTRY CLUB VILLAGE,  
SUBPHASE D, UNIT 3A, A/  
KIA GLENEAGLES, a subdivi-  
sion according to the Plat thereof  
as recorded in Plat Book 32, Pag-  
es 177 through 180, of the Pub-  
lic 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, con-  
tact Gulfoast Legal Services at (941)  
746-6151 or www.gulfoastlegal.org,  
or Legal Aid of Manasota at (941) 747-  
1628 or www.legalaidofmanasota.org.  
If you do not qualify for free legal assis-  
tance 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 or-  
der 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, Braden-  
ton, Florida 34206, (941) 741-4062,  
at least seven (7) days before your sched-  
uled 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 Colonnese  
Circuit and County Courts  
By: K. Gaffney  
Deputy Clerk  
December 19, 26, 2025 25-02307M

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20/2026-V23