

MANATEE COUNTY LEGAL NOTICES

FIRST INSERTION	
ADVERTISEMENT OF SALE Property described below will be sold per the Florida Self Storage Facility Act. Sale on Tuesday the 20th day of January, 2026 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Jaime Creller. Jarett Keys. Dennis Davis. Rodney Rupert. Chadwick Warner Sale is subject to cancellation in the event of settlement between owner and obligated party. January 2, 9, 202626-00007M	
FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W, Bradenton, FL 34205 on 01/22/2026 at 10:00 AM Cyndi Bryant - clothes furniture personal items Bradley Armstead - 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. January 2, 9, 202626-00003M	
FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale- 1/22/26 9:30am Shannon Maurer-party rental supplies and apartment overflow Alejandra Bermudez-Crib Baby and other items clothing 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. January 2, 9, 202626-00001M	
FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5305 Manatee Ave W Bradenton, FL 34209 Phone Number 561-288-4405 Time of Sale 01/22/2026 @ 9:30a Brea Burke: household items, beds, washer/dryer, clothes, & tv 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. January 2, 9, 202626-00002M	
FIRST INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 5225 Caruso Road, Bradenton, FL 34203 941-216-0233 January 22nd, 2026 @ 11am Leilani Harrison Dishes, Clothes, Fabric, Small Kitchen Appliances, Kids toys. 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. January 2, 9, 202626-00004M	
FIRST INSERTION	
PUBLIC NOTICE Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 929897 from CBW Varietals, LLC, 4633 Antrim Drive, Sarasota, FL 34240. Application received: November 10, 2025. Proposed activity: Dine in Restaurant. Project name: Woods Restaurant – Lakewood Ranch. Project size: 2.11 Ac. Location: Section(s) 36, Township 35 South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637 or through the “Application & Permit Search Tools” function on the District’s website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, FL 33637 or submit your request through the District’s website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813) 985-7481 or 1(800) 836-0797, TDD only 1(800) 231-6103. January 2, 202626-00012M	
FIRST INSERTION	
2026 Trailer Estates Park and Recreation District Meeting Dates The Board of Trustees of TRAILER ESTATES PARK AND RECREATION DISTRICT have set the meeting dates for the Enforcement Committee, Mark’s Hall, 1903 69th Ave West, Bradenton, FL 34207 2026 Enforcement Committee Meeting February 12, 2026Committee Meeting 9:30am Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact T J Miller at 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting. January 2, 202626-00015M	
FIRST INSERTION	
NOTICE OF RULE DEVELOPMENT BY PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT In accordance with Chapters 120 and 190, Florida Statutes, Palma Sola Trace Community Development District (“District”) hereby gives notice of its intention to develop Amended and Restated Rules of Procedure, Rule No. 26-01, to govern the operations of the District. The Amended and Restated Rules of Procedure will address such topics as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District. The purpose and effect of the Amended and Restated Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. The legal authority for the adoption of the proposed Amended and Restated Rules of Procedure includes sections 190.011(5), 190.011(15) and 190.035, Florida Statutes (2025). The specific laws implemented in the Amended and Restated Rules of Procedure include, but are not limited to, sections 112.08, 112.3143, 112.31446, 112.3145, 119.07, 119.0701, 120.54, 189.053, 189.069(2)(a)(15), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.0992, 255.20, 286.0105, 286.011, 286.0113, 286.0114, 287.017, 287.055, and 287.084, Florida Statutes (2025). A copy of the proposed Amended and Restated Rules of Procedure and any material proposed to be incorporated by reference may be obtained by contacting Rachel Welborn, District Manager at Rizzetta & Company, Inc., 2700 S. Falkenburg Rd., Suite 2745, Riverview, FL 33578 Email: RWelborn@rizzetta.com; Ph.: 813-533-2950. Rachel Welborn District Manager Palma Sola Trace Community Development District January 2, 202626-00009M	

FIRST INSERTION	
2026 Trailer Estates Park and Recreation District Meeting Dates The Board of Trustees of TRAILER ESTATES PARK AND RECREATION DISTRICT have set the meeting dates for the Auditor Selection Committee, Mark’s Hall, 1903 69th Ave West, Bradenton, FL 34207 2026 Auditor Selection Committee Meetings January 12, 2026Committee Meeting 9:30am February 9, 2026Committee Meeting 9:30am March 3, 2026Committee Meeting 9:30am April 13, 2026Committee Meeting 9:30am Pursuant to Section 286.0105, Florida Statutes, should any person wish to appeal a decision of the Board with respect to any matter considered at this meeting, he or she will need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Pursuant to Section 286.26, Florida Statutes, and the Americans with Disabilities Act, any handicapped person desiring to attend this meeting should contact T J Miller at 756-7177, at least 48 hours in advance of the meeting, to ensure that adequate accommodations are provided for access to the meeting. January 2, 202626-00014M	
FIRST INSERTION	
NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the “District”) will hold a special meeting (the “Meeting”) of its Board of Supervisors (the “Board”) on Friday, January 16, 2026, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219. A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at rwelborn@rizzetta.com or cgargaro@rizzetta.com (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting. There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations, to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Rachel Welborn District Manager DW Bayview Community Development District January 2, 202626-00008M	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4558 Tax Deed #:2025TD000228 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4558 Year of Issuance 2023 Description of Property THE S 12 FT OF LOT 10 DE SEAR MANOR UNIT 2. PI#58419.00005/2 Parcel ID Number 5841900052 Property Address: 11TH ST E BRADENTON, FL 34203 Names in which assessed: STEP PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jan. 2, 9, 16, 23, 202626-00021M	
FIRST INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-547 Tax Deed #:2025TD000229 NOTICE IS HEREBY GIVEN that C DEAN KUSHMER the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-547 Year of Issuance 2023 Description of Property UNIT 30 COUNTRY RETREAT, A RESIDENTIAL COOPERATIVE PI#5422.2160/9 Parcel ID Number 542221609 Property Address: 921 FAITH CIR E LOT 30 BRADENTON, FL 34212 Names in which assessed: SHERRY L MARTINEZ, SHERRY MARTINEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 02/02/2026 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Jan. 2, 9, 16, 23, 202626-00022M	
FIRST INSERTION	
Notice of Public Meeting Lakewood Ranch Stewardship District A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, January 9, 2026, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours. Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jane Gaarlandt District Manager January 2, 202626-00019M	

ACTIONS / SALES / ESTATE ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000618 NATIONSTAR MORTGAGE LLC, Plaintiff, vs. RAYMOND JAMES SPYKER; UNKNOWN SPOUSE OF RAYMOND JAMES SPYKER; 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 27 day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 10, BLOCK 2, WHITFIELD MANOR, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 23, PAGES 56 AND 57, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 7109 12TH COURT EAST, SARASOTA, FL 34243 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST		
FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 30 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 25-00416 January 2, 9, 2026		
26-00028M		

FIRST INSERTION		
NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025-CC-3230 OAKHURST COMMUNITY ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. DOUGLAS FOSTER; UNKNOWN SPOUSE OF DOUGLAS FOSTER; AND UNKNOWN TENANT(S), Defendant. TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF DOUGLAS FOSTER YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows: Lot 111, OAKHURST-REVISED PORTION, according to the Plat thereof as recorded in Plat Book 54, Page 100, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 2229 50th Street Circle East, Palmetto, FL 34221 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 Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org , 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 22nd day of December, 2025 Angelina Colonnese, Circuit and County Courts By: (SEAL) K. Gaffney Deputy Clerk January 2, 9, 2026		
26-00026M		

FIRST INSERTION		
SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF MEETING		
Notice is hereby given that the Board of Supervisors ("Board") of the Southpointe of Manatee County Community Development District ("District") will hold a regular meeting on January 14, 2026 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211. The purpose of the meeting is for the Board to consider any business which may properly come before it. The meeting is open to the public and will be conducted in accordance with the provision of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meeting may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours. There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office. A person who decides to appeal any decision made at the meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. District Manager January 2, 2026		
26-00030M		

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

CALL 941-906-9386 and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com

Business Observer

IV10184

FIRST INSERTION		
NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Gulf Coast Medicare Solutions, located at 9357 Barrier Coast Trl, in the City of Parrish, County of Manatee, State of FL, 34219, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 30 of December, 2025. Kathleen Marie Greco 9357 Barrier Coast Trl Parrish, FL 34219 January 2, 2026		
26-00029M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025 CP 002794 AX Division: Probate IN RE: ESTATE OF ELEANOR A. TEDONE, Deceased. The administration of the estate of Eleanor A. Tedone, deceased, whose date of death was October 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P O Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death		
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is January 2, 2026. Personal Representative: Julia DiBerardo 3568 La Fiesta Brea, California 92823 Attorney for Personal Representative: Lindsey E. Jones, Attorney Florida Bar Number: 01003292 Bach, Jacobs & Byrne, P.A. 2033 Main Street, Ste. 505 Sarasota, FL 34237 Telephone: (941) 906-1231 Fax: (941) 954-1185 E-Mail: Lindsey@sarasotaelderlaw.com Secondary E-Mail: Loretta@sarasotaelderlaw.com January 2, 9, 2026		
26-00023M		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412025CA000189CAAXMA ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs. DERRKIA LOUIS-JONES, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 22, 2025, and entered in 412025CA000189CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein MCLP ASSET COMPANY, INC. is the Plaintiff and DERRKIA LOUIS-JONES; JOHN-NIE TERRELL JONES; HARRISON RANCH HOMEOWNERS' ASSOCIATION, INC. 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 20, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 805, HARRISON RANCH PHASE IIB, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 51, PAGE(S) 123 THROUGH 160, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. CASE NO.: 2025 CA 2353 JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, AS AMENDED, Plaintiff, v. PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES IN POSSESSION, Defendants. NOTICE is hereby given pursuant to the Uniform Final Judgment of Foreclosure entered on December 22, 2025, in case number 2025 CA 2353 of the Twelfth Judicial Circuit in and for Manatee County, Florida wherein JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, is the Plaintiff and PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES IN POSSESSION, are the Defendants, I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com on 27th day of January, 2026, at 11:00 a.m., the following described property in Manatee County, Florida as set forth in the Uniform Final Judgment of Foreclosure to wit: The East 5/6 of Lot 45, and the West 5/6 of Lot 47, Block 72,		
FLORIDA. 5723 106TH AVENUE E, PARRISH, FL 34219 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 29 day of December, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-196623 - ErS January 2, 9, 2026		
26-00024M		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 CA 2353 JOSEPH R. MOCCIA, AS TRUSTEE OF THE MOCCIA JOINT TRUST DATED NOVEMBER 6, 2001, AS AMENDED, Plaintiff, v. PIERCE WEALTH PARTNERS FUND 1, a Colorado limited liability company; STEPHAN PIERCE PISCANO, and UNKNOWN PARTY OR PARTIES IN POSSESSION, are the Defendants, I will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com on 27th day of January, 2026, at 11:00 a.m., the following described property in Manatee County, Florida as set forth in the Uniform Final Judgment of Foreclosure to wit: The East 5/6 of Lot 45, and the West 5/6 of Lot 47, Block 72,		
WHITFIELD ESTATES, according to the Plat thereof recorded in Plat book 4, Page 111, 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 FINAL JUDGMENT AND FORECLOSURE SALE MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 30th day of December 2025. BENTLEY GOODRICH KISON, P.A. AMANDA R. KISON, ESQ. Florida Bar No. 096151 783 So. Orange Ave., Suite 300 Sarasota, FL 34236 Telephone: 941-556-9030 Primary Email: akison@bgk.law Secondary Email: eserve@bgk.law Attorneys for Plaintiffs January 2, 9, 2026		
26-00027M		

FIRST INSERTION		
NOTICE OF PUBLIC SALE Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for money owed for vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: JANUARY 26 2026: NEY AUTO SALES INC DBA:CAR CLINIC AUTO REPAIR 6224 31ST ST E STE 8 & 9 BRADENTON FL 34203 (941)752-7595 MV104743 2021 FORD 1FTEW1CP8MFC69580 \$20,118.90 January 2, 2026		
26-00020M		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 412024CA000887CAAXMA LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. SABBINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; 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 21 day of January, 2026, the following described property as set forth in said Final Judgment, to wit: LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING		
AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23 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 24-01640 January 2, 9, 2026		
26-00017M		

FIRST INSERTION		
NOTICE AND ORDER TO SHOW CAUSE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL CIVIL DIVISION CASE NO: 2025-CA-002794 AX REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants. TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF REAGAN LANDING COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY: The above cause comes to be heard upon the Complaint filed herein by the Reagan Landing Community Development District in the County of Manatee, State of Florida, seeking to determine the authority of said District to issue its Reagan Landing Community Development District Special Assessment Bonds, (the "Bonds") in an aggregate amount not to exceed \$24,500,000, to determine the legality of the proceedings had and taken in connection therewith, and the legality of the provisions, covenants and agreements therein contained, and seeking a judgment of this Court that (a) the District has power to issue the Bonds and levy, impose and collect the Special Assessments, as set forth in the Complaint; (b) the proceedings essential to the Bonds and all series thereof when issued pursuant thereto, the Pledged Revenues pledged for the payment of the principal thereof, redemption premium, if any, and interest thereon, and the Bond Resolution are valid and in conformity with law; (c) upon due issuance of the Bonds in conformance with the Bond Resolution and the Trust Indenture, the Bonds will constitute valid and binding obligations of the District and will be enforceable by		
their terms as established by the Bond Resolution and the Trust Indenture; and (d) the District has the power to plan, finance, construct and/or acquire the Capital Improvement Plan; (e) the Capital Improvement Plan serves a valid public purpose; and (f) this Court grant such other relief as is just and appropriate. The aforesaid Complaint having been presented to this Court, and this Court being fully advised in the premises: NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida, appear on the 28th day of January, 2026, at the hour of 10:30 a.m. of said day, before the Honorable Edward Nicholas via Zoom Application (invitation below) and show cause, if any there be, why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds and the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: www.zoom.us , Meeting ID: 899 284 9846, Password 408941, or by calling 1-786-635-1003 and using the aforementioned Meeting ID. IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing. IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause. The Honorable Edward Nicholas Circuit Court Judge January 2, 9, 2026		
26-00025M		

FIRST INSERTION

NOTICE AND ORDER TO SHOW CAUSE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY
GENERAL CIVIL DIVISION
CASE NO: 2025-CA-2793
LAKEWOOD RANCH STEWARDSHIP DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida,
Plaintiff, v.
THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS

HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.
TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF LAKEWOOD RANCH STEWARDSHIP DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF LAKEWOOD RANCH STEWARDSHIP DISTRICT BONDS, OR TO BE AFFECTED THEREBY:
Lakewood Ranch Stewardship District (the "District") having filed its

Complaint for validation of not to exceed \$15,000,000 Lakewood Ranch Stewardship District Non-Ad Valorem Revenue Bonds, in one or more series (the "Bonds"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Project (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:

NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to affected thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County and Sarasota County, Florida, appear on **February 3, 2026, at 9:00 a.m.** before the **Honorable D. Ryan Felix, via Zoom Application (information below)**, and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The par-

ties and public may access the hearing via the following Zoom link: https://www.zoom.us, **Meeting ID:** 971 0511 7699, **Password** 525253, or by calling one of the following numbers and entering the same Meeting ID: (253) 215-8782; (470) 250-9358; (786) 635-1003; or (301) 715-8592.
IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court or the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County and Sarasota County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for

said hearing.
IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds or to be affected thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.
DONE AND ORDERED in Manatee County, Florida.
eSigned by D. RYAN FELIX,
Circuit Judge 12/09/2025
January 2, 9, 2026 26-00018M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT IN AND FOR GULF COUNTY, FLORIDA CASE # 25 CC 183 CENTENNIAL BANK Plaintiff, v. KEVIN JAMES MATHEWS, Defendant. 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	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

SECOND 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) COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221 TO: CRAIG BROGA AND ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East, LOT 79 Palmetto, Florida 34221 CMRR: 9589-0710-5270-0136-5684-02 CRAIG BROGA 1259 E. Madison Rd. Madison, ME 04950 CMRR #9589-0710-5270-0136-5683-89 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>	TIFIED PERSONAL PROPERTY INSIDE IT. 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 January 9, 2026 at 11:00 a.m., this property will be sold pursuant to Florida Statutes §715.109 PLEASE NOTE: 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

THIRD 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, LIANE B. KLEIN, ROCCO A. REFFIE, MICHAEL T. TAKAC, TIFFANY TAKAC, and CHRISTINE JENKINS, AND ALL OTHER PARTIES CLAIMING BY, THROUGH, UNDER, OR AGAINST THEM, AND ALL UNKNOWN PERSONS CLAIMING ANY RIGHT, TITLE, OR INTEREST IN THE FOLLOWING DESCRIBED PROPERTY: That certain area designated "Reserve Area" shown on the plat of Coconut Bayou as recorded in Plat Book 20, Pages 81 and 82, Public Records of Manatee County, Florida, lying contiguous to and on the southern boundary line of Lot 11 as shown on said plat, and as referenced in the Agreement recorded in O.R. Book 1001, Page 3419 of the Public Records of Manatee County, Florida. Parcel identification number 70708.0085/9 YOU ARE NOTIFIED that an action for quiet title pursuant to Fla. Stat. §65.011, termination of easement due to cessation of purpose and abandonment, adverse possession without color of title pursuant to Fla. Stat. §95 .18, and unjust enrichment regarding the above-described strip of property approximately 20 feet wide by 129 feet long (0.059 acres) has been	filed against you and you are required to serve a copy of your written defenses, if any, to it on Andrea M. Johnson, Esq., Barnes Walker, Goethe, Perron, Shea & 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, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011." If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 12/15, 2025. CLERK OF THE CIRCUIT COURT Angelina "Angel" Colonnesso 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 PUBLIC SALE OF PERSONAL PROPERTY 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 www.selfstorageauction.com on 01/15/26 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.		
Unit C5023	Calvo, John	Bags, Totes, Sports/Outdoors
Unit C5092	Scott, Jami	Electronics, boxes
Unit A8036	West, Demetrica	Bags, totes
Unit C4009	Napomuceno, Solange	Appliances, bags, totes, tools
Unit C4079	Bacum, John	Furniture, boxes
Unit C4086	bumgardner, kayla	Furniture, boxes
Unit B2003	Ostwald, Danielle	Toys, bags, totes
Unit B2074	Orr, Victoria	Furniture
Unit B2139	Bradford Daniels, Tonya	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, 2026		25-02345M

SECOND INSERTION		
NOTICE OF PUBLIC SALE 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		
NAME	UNIT	BALANCE
JOEL TEAL	2102	207.8
manan sarang	4041	462.65
COREY WILLIAMS	3054	387.8
PAMELA DAVIS	1034	303.8
JESUS FINOL ALBARRAN	1094	286.7
Christy Williams	4050	291.8
LESLIE SPALDING	4115	307.8
LaZandra Lewis	4097	400.55
Ronnie Smith	1011	406.7
Tanyell Willis	3067	291.8
ROB CASBARRO	3023	1155.45
Sonny Endy	3102	269.9
APRIL ZIESING	3165	207.8

COUNTY Manatee FACILITY 7735 US 41 Palmetto FL 34221	UNIT	BALANCE
NAME		
Misty Guith	109	327.8
Allen Lowman	2241	329.9
TERRENCE MCMAHON	152	635.05
MERCEDES BURRESS	3278	319.85
December 26, 2025; January 2, 2026		25-02364M

SECOND INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA. CASE No. 2025CA002070AX MORTGAGE ASSETS MANAGEMENT, LLC, PLAINTIFF, VS. UNKNOWN HEIRS, BENEFICIARIES, DEVEISEES, 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). To: Unknown Heirs, Beneficiaries, Deviseses, 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 & 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."	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 Colonnesso 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

SECOND INSERTION	
NOTICE OF ACTION 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, 2026	

SECOND INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT N AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CC001127AX PALM COVE MHC, LLC d/b/a Whispering Palms Manufactured Home Community, Plaintiff, vs. 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. 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. 507 50th Avenue Drive West Bradenton, FL 34207 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 Memonagle 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,	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" Colonnesso, 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" COLONNESSO, ESQ. Clerk of the Circuit and County Court By: K. Gaffney As Deputy Clerk Dec. 26, 2025; Jan. 2, 2026 25-02373M



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV0077

--- ESTATE ---

SECOND 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

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

and other persons having claims or
demands against the decedent's estate
must file their claims with this court
WITHIN 3 MONTHS AFTER THE
DATE OF THE FIRST PUBLICATION
OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE 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 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

SECOND 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 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 Com-
munity 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

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 Com-
munity 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

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 Muirhjead, 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 Com-
munity 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

SECOND 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 Com-
munity 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

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 Com-
munity 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

SECOND 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 Com-
munity 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, Flor-
ida 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

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 Com-
munity 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

ACTIONS / SALES / ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP2776
IN RE: ESTATE OF
MORRIS PASKELL
Deceased

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.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

All other creditors of the decedent and other persons who have claims or demands against decedent's estate, in-

cluding unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: December 26, 2025.

Personal Representative:
VALERIE B. BROOKS
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

25-02355M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002894
Division Probate
IN RE: ESTATE OF
BILL N. STILLITANO,
a/k/a WILLIAM N. STILLITANO
Deceased.

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.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is: December 26, 2025.

Personal Representative:
Joseph M. Stillitano
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

25-02377M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2641
Division Probate
IN RE: ESTATE OF
ELAINE MARY WILLIAMSON
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 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:

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

NOTIFIED THAT:

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

The date of first publication of this Notice is December 26, 2025.

Person Giving Notice:
Laura Walter
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

25-02369M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25 CP 002901
Division PROBATE
IN RE: ESTATE OF
JOHN F. KABANIEC, Deceased.

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.

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

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

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

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

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

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

The date of first publication of this notice is December 26, 2025.

Personal Representative:
LINDA KANANIEC
3408 Wood Owl Circle
Bradenton, Florida 34210
Attorney for Personal Representative:
John A. Moran, Attorney
Florida Bar Number: 718335
Dunlap & 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

25-02343M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-002695-AX
IN RE: ESTATE OF
RALPH H. DALE, Deceased.

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.

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

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

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

BARRED.

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

The Personal Representative or curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13.

The date of first publication of this notice is: December 26, 2025.

GREGORY T. DALE
Co-Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, FL 34202
ANNE E. MUTCHNER
Co-Personal Representative
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

25-02356M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2025-CA-001773
PENNYMAC LOAN SERVICES,
LLC,
Plaintiff, v.
BRIENNE T. JOHNSON, et al.,
Defendants.

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

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

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.

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 & 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

immediately thereafter; or 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.

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.

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

25-02348M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
412025CA002444CAAXMA
NEWREZ LLC D/B/A
SHELLPOINT MORTGAGE
SERVICING,
Plaintiff, v.
GERALDEAN P BOZZA A/K/A
GERALDEAN BOZZA A/K/A
GERALDEAN POE, et al.,
Defendant.

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

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit:

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.

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

from the first publication, otherwise a Judgment 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.

WITNESS my hand and seal of said Court on the 23rd day of DECEMBER, 2025.

ANGELINA "ANGEL" COLONNESO, ESQ.
CLERK OF COURT OF
MANATEE COUNTY
As Clerk of the Court
BY: K. Gaffney
Deputy Clerk
25-12589FL
Dec. 26, 2025; Jan. 2, 2026

25-02379M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2025CC002436
SHADYBROOK VILLAGE
OWNERS ASSOCIATION, INC., a
Florida not-for-profit corporation,
Plaintiff, vs.
GISSEL DI PIERRO, et al.
Defendant(s).

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:

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

THERETO, 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 of the Court 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 18th day of December 2025.

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

25-02351M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL ACTION
Case No.: 2024 CA 001563
WESTBAY POINT AND
MOORINGS II ASSOCIATION,
INC.
Plaintiff, v.
MARY MARGARET BYRNE,
as Trustee, under the terms and
provisions of a certain Trust
Agreement dated the 11th day of
February, 1977 and designated
as The Mary Margaret Byrne, as
Trustee; UNKNOWN SPOUSE
OF MARY MARGARET BYRNE,
as Trustee; TENANT #1, the name
being fictitious to account for
unknown parties in possession,
and TENANT #2, the name being
fictitious to account for Unknown
parties in possession,
Defendant.

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, 2025, the following described property:

Unit 112, Building 11, Westbay Point & 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-

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.

Property Address: 6500 Flotilla Drive, Unit 112, Holmes Beach, FL 34217

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 on December 18, 2025.

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

25-02358M

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