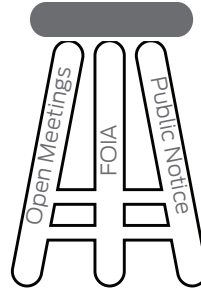




# Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

**It’s newspapers *and* newspaper websites vs government websites**

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**



Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

**prevent government officials from hiding information**

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

**essential elements of public notice:**



**Accessibility**



**Independence**

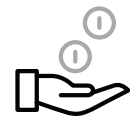


**Verifiability**



**Archivability**

**Publishing notices on the internet is neither cheap nor free**



**Newspapers remain the primary vehicle for public notice in all 50 states**



## Types Of Public Notices

### Citizen Participation Notices

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

### Commercial Notices

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

### Court Notices

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

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

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

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



FIRST INSERTION

FIRST INSERTION

SUBSEQUENT INSERTIONS

THIRD INSERTION

NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION  
**CASE NO.: 2023CC003966**  
**BRADEN RIVER LAKES MASTER ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. NEAL WILLIAMS, II, et al. Defendants.**  
 TO: NEAL WILLIAMS, II  
 Last Known Address:  
 849 Clifton Hills Terrace,  
 Cincinnati, OH 45220  
 YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida,  
 LOT 11, BLOCK C, BRADEN RIVER LAKES, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 42, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 Commonly identified as: 4456 6th Ave. E., Bradenton, FL 34208  
 and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Kari L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your

defenses on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of petition.  
 This notice shall be published one a week for two consecutive weeks in the Business Observer.  
 In and for Manatee County:  
 If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaid-ofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  
 If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and the seal of said Court on 10/11, 2023.  
 ANGELINA "ANGEL" COLONNESO  
 CLERK OF COURT  
 (Court Seal)  
 By: Kris Gaffney  
 As Deputy Clerk  
 Attn: Kari L. Martin, Esq.  
 Najmy Thompson, P.L.  
 1401 8th Avenue West  
 Bradenton, FL 34205  
 October 20, 27, 2023 23-01651M

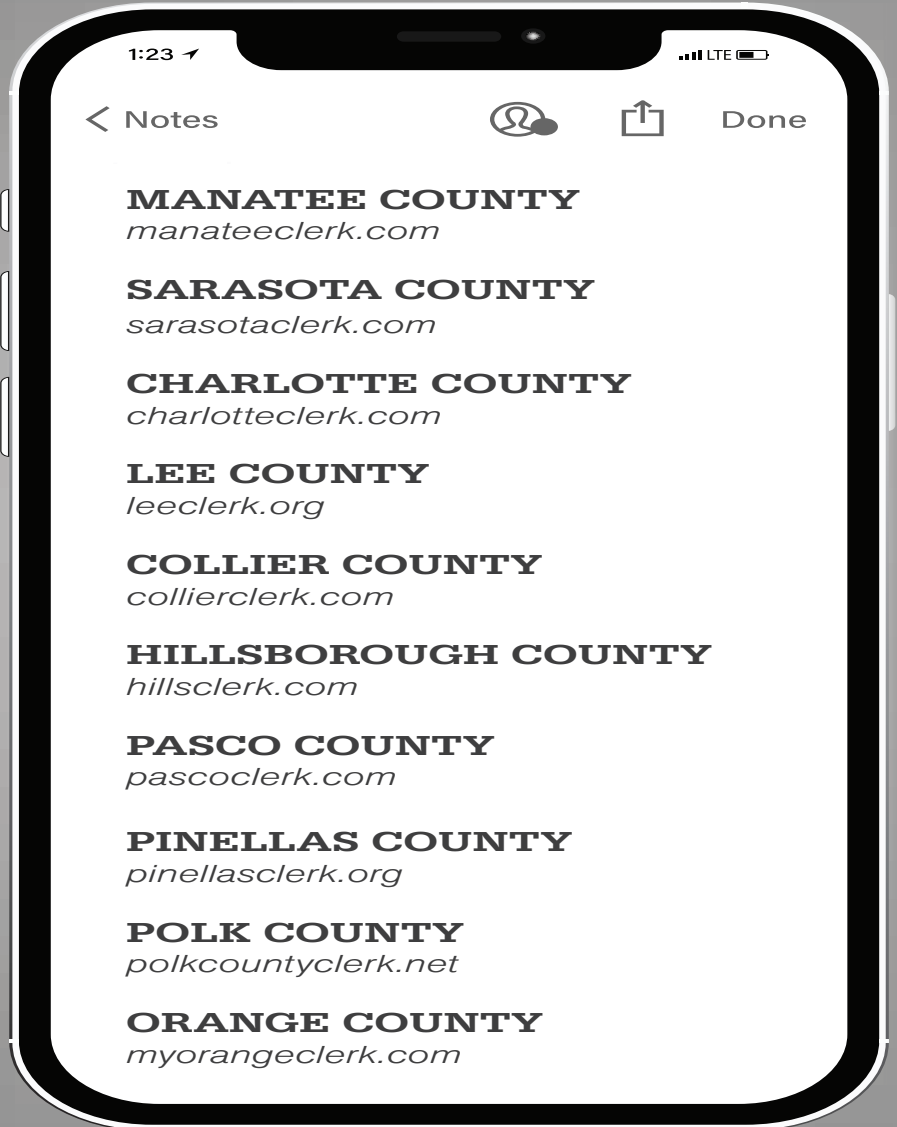
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION  
**CASE NO. 2022CA001000AX**  
**U.S. BANK NATIONAL ASSOCIATION, Plaintiff, vs. ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ, et al. Defendant(s).**  
 NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 11, 2023, and entered in 2022CA001000AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION is the Plaintiff and ROSA MARIA MARTINEZ A/K/A ROSA M. MARTINEZ; JAVIER MARTINEZ, SR.; UNKNOWN SPOUSE OF JAVIER MARTINEZ, SR. N/K/A MARY ANN MARTINEZ; FLORIDA HOUSING FINANCE CORPORATION 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 November 08, 2023, the following described property as set forth in said Final Judgment, to wit:  
 THE FOLLOWING DESCRIBED LOT, PIECE OR PARCEL LAND, SITUATE, BY LYING AND BEING THE COUNTY OF MANATEE, STATE OF FLORIDA TO WIT: THE SOUTH 92 FEET OF LOT 12, THE LEWIS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 65,

OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 705 26TH AVE E, BRADENTON, FL 34208  
 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.  
**IMPORTANT AMERICANS WITH DISABILITIES ACT.** 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 17 day of October, 2023.  
 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  
 22-007101 - MiM  
 October 20, 27, 2023 23-01672M

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO: 2023-CA-004965**  
**VERTICAL 401 LLC, A MICHIGAN LIMITED LIABILITY COMPANY Plaintiff, v. SHAWN ERVIN, ETAL., Defendants**  
 TO: SHAWN ERVIN  
 2712 8th Street W  
 Bradenton, FL 34205  
 YOU ARE HEREBY NOTIFIED that an action to Quiet Title for the property located at 6710 36TH Ave East, Lot 11, Palmetto, FL 34221, and better known as:  
 UNIT 11, SHADOW BROOK MOBILE HOME SUBDIVISION, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 808, PAGE 546, AND ALL EXHIBITS ATTACHED THERETO, AS AMENDED, AND AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 7, PAGE 1, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
 TOGETHER WITH A 1977 GLEK MOBILE HOME HAVING VIN # FLFL2A735790589 AND VIN # FLFL2B735790589  
 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: VERTICAL 401 LLC, A MICHIGAN LIMITED LIABILITY COMPANY, c/o Michael Spoliansky, Esq., Plaintiff's attorney, whose address is:  
 Michael Spoliansky  
 551 SW 19th Ter  
 Fort Lauderdale, FL 33312

Tel: 305-912-1531  
 Spolianskylaw@gmail.com  
 on or before 11/10/2023, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant 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.  
**AMERICANS WITH DISABILITIES ACT.** If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  
 WITNESS my hand and the seal of said Court 9/29/2023.  
 Angelina "Angel" Colonnese,  
 Clerk of the Court and Comptroller  
 1115 Manatee Avenue West  
 Bradenton, FL 34205  
 (SEAL) By: Kris Gaffney  
 As Deputy Clerk  
 Oct. 6, 13, 20, 27, 2023 23-01576M

# OFFICIAL COURTHOUSE WEBSITES



CHECK OUT YOUR LEGAL NOTICES  
 floridapublicnotices.com













**Newsprint is inherently superior to the internet for public notice** because reading a newspaper is a serendipitous process.

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

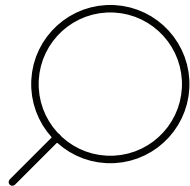


**Citizens continue to learn about vital civic matters from newspaper notices.**

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

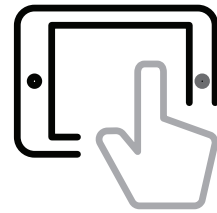
**Verifying publication is difficult-to-impossible on the web.**

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



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

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



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

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

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

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



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