MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 06/19/25 at 9: 30 AM

Lauren Flores- Bedroom set

Ruth Hallman- guitars, amplifiers, studio equipment

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.

May 30; June 6, 2025 25-00825M

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 June 19, 2025, at 10:00 AM.

Tina Griffin – household goods
Juan Cabrera – household goods
Bethany DiBell – household goods
Bradley Evanson – 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

May 30; June 6, 2025 25-00827M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units.

The auction will be held on JUNE 16, 2025, 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.

3602 14th Street West Bradenton, FL 34205 Manatee		
DOROTHY DAVIS	2031	$375.35
DEREK PARENT	1032	$515.00
Delores Heaven	2073	$289.20
STOLEN AV	1042	$275.60
Emerald Washington	3187	$306.40
Gabriela GonzalesGallegos	2121	$385.20
JOSHUA WOODALL	4029	$725.00
7735 US 41 Palmetto, FL 34221 Manatee		
Channquia Quinn	146	$430.10
ANDREW ROBERTS	206	$962.05
TERRENCE MCMAHON	152	$430.10
Ernest Robinson	1108	$876.65
LottieL Greer	150	$1,790.50

May 30; June 6, 2025 25-00831M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code, that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Jorge Aguilar Malpica, a married man, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application (Application Number VAC2410-0001) seeks to vacate a portion of a platted alleyway located along the Easterly lot line of 619 31st Avenue East, within the Ponce De Leon Park Plat in Bradenton, Florida.

On the 17th Day of June, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida, 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-083

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED ALLEYWAY IN THE PONCE DE LEON PARK PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located at 619 31st Avenue East, Bradenton, Florida 34208, and is approximately 318 square feet (0.007 acres more or less) in size (Property). The future land use map designation and zoning district for the Property is RSF-6 and RES-9, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501, extension 3603.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including but not limited to one's access, participation, employment, or treatment in relation to its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

Pursuant to Section 286.0105, Florida Statutes, if any person decides to appeal any decision made by the Board with respect to any matter to be considered at a public meeting or hearing, he/she will need a record of the proceedings and for such purposes, he/she may need to ensure that a verbatim record of the proceedings is made, which would include the testimony and evidence upon which the appeal is to be based.

May 30, 2025 25-00834M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 9419 Moccasin Wallow Rd Parrish, FL 34219 on June 19th, 2025 at 11: 00 AM

james casey - household and tools
Erin Griffis - Household
Melissa Patel - Household

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.

May 30; June 6, 2025 25-00826M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
1930 Cortez Rd W,
Bradenton, Fl, 34207
941-302-9918
www.Storagetreasures.com
Auction date and time:
06/19/25 @ 10:00AM

Cynthia Ross- household goods
angelita deleon- boxes
Nichole Yoho- totes, boxes
Heidi McCarty- tools, household items, children's bikes

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

May 30; June 6, 2025 25-00830M

FIRST 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 06/18/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B1013	Tyler Elms	Tools, electronics, boxes
Unit B2006	Shanyce M Furlow	Bags, totes
Unit B2089	Rebecca Bostic	Boxes, bags, totes
Unit B2102	Jessica Mitchell	Furniture, Boxes, totes
Unit B3054	Alan Perez	Clothing, electronics, totes
Unit C4164	Dawn Zack	Boxes, bags, totes
Unit C4020	Devin Milton	Tools, Furniture, totes
Unit C4021	Kelly McHugh	Totes, boxes
Unit C5022	Joan Black	Furniture, boxes, sports/outdoors
Unit C5078	Nehomar Alvarez	Furniture
Unit D7005	Samuel Almodovar	Tools
Unit D7032	Brandon Vankampen	Tools, Furniture
Unit B8060	Ralphe Antenor	Clothing, bags
Unit B8059	Robert Scott	Bags

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

May 30; June 6, 2025 25-00832M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage,4508 96TH ST E Palmetto FL 34221 on 6-19-2025 at 9: 30 AM

Jon Mitchell - shoes, boxes, totes, blankets, jacket

John Hyde- books, pillows, lugage boxes, pictures, purse. clothes

Reginald Shipp-Tires/Rims, Massage table, exercise equipment, Boxes, totes, Personal items.

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.

May 30; June 6, 2025 25-00828M

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 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675
Time of Sale 06/19/2025 9:30am
Laura Dobrin- Household Goods
Daniel Holt- Tools, bathroom items

Daniel Holt- nightstands, tools, clothes, bike parts, boxes

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

May 30; June 6, 2025 25-00838M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 6/19/2025 at 9: 30 AM

Valeria Correa - toys, christmas tree and decorations, picture frames, clothes

Aliyah Lopes - Couch, tvs, personal belongings, clothes , shoes

DAVID WEILAND - Shoes

Clarence Levon Smith - Boxes, furniture

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.

May 30; June 6, 2025 25-00829M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 06/13/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1985 SCHU mobile home bearing vehicle identification number S185999, and all personal items located inside the mobile home. Last Tenant: John Bernard Nause. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

May 30; June 6, 2025 25-00849M

CHECK OUT YOUR LEGAL NOTICES
floridapublicnotices.com
LV20890_V2

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of STS Cabin Safety Inspections located at 1410 408th Ct E in the City of Myakka City, Manatee County, FL 34251 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 21st day of May, 2025.

Leigh T Hollins

May 30, 2025 25-00821M

FIRST INSERTION

FICTITIOUS NAME NOTICE

This notice is hereby given that KC Sunshine Ventures Inc., owner, is desiring to engage in business under the fictitious names of House Doctors of East Tampa, in Manatee Co., Florida, intends to register the said name with the division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

May 30, 2025 25-00833M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-1025-CP
IN RE: ESTATE OF ROGER P. SCHOOLCRAFT Deceased.

The administration of the estate of ROGER P. SCHOOLCRAFT, deceased, whose date of death was March 1, 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.

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
TAMBRY S. SCHOOLCRAFT
8009 Trimbelle Terrace,
Parrish, Florida 34219

Attorney for Personal Representative:
W.E. BISHOP, JR.
Florida Bar No. 091256
W.E. BISHOP, JR., P.A.
7535 SW 62nd Court,
Ocala, Florida 34476
Telephone: (352) 237-9225
E-Mail: wbjrpa@gmail.com

May 30; June 6, 2025 25-00823M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2024 CP-2867
IN RE: ESTATE OF: Robert J. Black, Deceased.

The administration of the estate of Robert J. Black, deceased, whose date of death was October 5, 2024; 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.

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

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

The date of first publication of this notice is: May 30, 2025.

Barbara J. Fields
Personal Representative
1116 Park Dr.
Glenwood City, WI 51013

Luke X. Johnston, Esquire
Attorney for Petitioner
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954-0067
Facsimile: (941) 365-1492
Email: ljohnston@leeandevans.com

May 30; June 6, 2025 25-00824M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 412025CP000985CPAXMA
IN RE: ESTATE OF MARCELLE J. WALSH Deceased.

The administration of the estate of Marcelle J. Walsh, deceased, whose date of death was January 11, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1111 6th Ave W, 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 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 May 30, 2025.

Petitioner:
Jacob Babins,
The Recovery Agents, LLC
2401 E Atlantic Blvd., Suite 400
Pompano Beach, Florida 33062

Attorney for Petitioner:
Sharifa K. Jarrett, Esq.
E-mail Addresses:
probate@therecoveryagents.com
Florida Bar No. 44255
2401 E Atlantic Blvd., Suite 400
Pompano Beach, Florida 33062
Telephone: (954) 708-1244

May 30; June 6, 2025 25-00822M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0960
IN RE: ESTATE OF JAMES N. DENISON, also known as JAMES NORMAN DENISON, Deceased.

The administration of the estate of JAMES N. DENISON, also known as JAMES NORMAN DENISON, deceased, whose date of death was January 19, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary 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 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: May 30, 2025.

Mary Smart Denison
Personal Representative
2208 79th Court West
Bradenton, FL 34209

Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
ctschida@barneswalker.com

May 30; June 6, 2025 25-00840M

Q&A
LV18237_V13
Who benefits from legal notices?
You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.
When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-001031
IN RE: ESTATE OF
KATHLEEN A. LUDWIG
Deceased.

The administration of the Estate of Kathleen A. Ludwig, deceased, whose date of death was March 24, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal 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 May 30, 2025.

Personal Representative:
Jeffery N. Ludwig
1901 Blue Heron Way
Palm Harbor, FL 34683
Attorney for Personal Representative:
John M. Sakellarides
Attorney for Personal Representative
Florida Bar No. 935107
John M. Sakellarides, P.A.
29605 U.S. Hwy 19 North, Suite 110
Clearwater, FL 33761
Telephone: (727) 785-1228
E-mail: john@jsaklaw.com
May 30; June 6, 2025 25-00839M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIALDISTRICT
IN AND FOR MANATEE COUNTY,
FLORIDA
Probate Division
Case No. 2024 -CP -1159
In RE: ESTATE OF
Brandisce R. Waters,
Deceased

The administration of the Estate of Brandisce R. Waters, Deceased, Case No. 2024CP1159, is pending in the Probate Court for Manatee Country, 1051 Manatee Ave, W, Bradenton, FL 34205.

The name and address of the Personal Representative and the Attorney fo Personal Representative is set forth below.

All creditors of decedent and other persons having claims or demands against decedent's estate including unmatured, contingent, or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court within the later of three months after the date of first publication of this notice or thirty days after the date of service of a copy of this notice on them.

Creditors have only those periods of time established by Florida Statutes Sec. 733.702, 733.710 (three months) to file t heir claims, Fl Statute Sec 735.2063

All other creditors of decedent and persons having claims or demands against the decedent', contingent, or unliquidated claims, must file their claims with the Court within three months after the date of first publication of this notice.

ALL CLAIMS, DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO YEARS OR MORE AFTER DECENT'S DEATH IS BARRED.

The date of first publication of this notice is May 30, 2025.

Personal Representative:
Korey Waters, Sr.,
1607 16th Street East,
Bradenton, FL 34208
Attorney for Personal Representative:
Marilyn Dirks, Esq,
551 Gulf Bay Road,
Longboat Key, Fl 34228
941.539.1029
May 30; June 6, 2025 25-00835M

FIRST 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.
412025CA000715CAAXMA
UNITED WHOLESALE
MORTGAGE, LLC,
Plaintiff, vs.
DANIEL DELANGIS A/K/A
DANIEL E DELANGIS, et al.,
Defendant.

To: UNKNOWN SPOUSE OF CRAIG DELANGIS A/K/A CRAIG J. DELANGIS
6817 11TH AVENUE NW, 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 17, BLOCK A, BONNIE LYNN ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 18, PAGE 26, 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 Jacqueline T. Levine, 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 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demand in the Complaint.

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, 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 28TH day of MAY, 2025.

ANGELINA " ANGEL"
COLONESSO, ESQ.
CLERK OF COURT OF
MANATEE COUNTY
As Clerk of the Court
(SEAL) BY: Kris Gaffney
eSigned: 05/28/2025 10:36:01 AM
Deputy Clerk

Jacqueline T. Levine, Esq.
MCCALLA RAYMER LEIBERT PIERCE, LLP
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
24-10031FL
May 30; June 6, 2025 25-00846M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA
Clerk Case No. 2025 CA 000974 AX
Agency Case No. 2025-006976
IN RE: FORFEITURE OF:
SIX THOUSAND NINETY
DOLLARS ($6,090.00) IN U.S.
CURRENCY

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

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: SIX THOUSAND NINETY DOLLARS ($6,090.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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.

DATED: 5/22/2025

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Deputy Clerk
May 30; June 6, 2025 25-00836M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA, IN AND FOR MANATEE
COUNTY
GENERAL CIVIL DIVISION
Case No.: 2023-CA-5803
ARTISAN LAKES MASTER
ASSOCIATION, INC., a Florida
not-for-profit corporation,
Plaintiff, vs.
SANDRA LYNN BURNS;
UNKNOWN SPOUSE
OF SANDRA LYNN BURNS;
UNKNOWN TENANT #1; and
UNKNOWN TENANT #2
as unknown tenants in possession;
AQUA FINANCE, INC.,
Defendants,

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated 04/30/2025, entered in Case No. 2023-CA-5803 of the Circuit Court of the TWELFTH Judicial Circuit in and for MANATEE County, Florida, wherein ARTISAN LAKES MASTER ASSOCIATION, INC., is the Plaintiff, and SANDRA LYNN BURNS., et al., are the Defendants, ANGELINA COLONNESO, Clerk of Court of MANATEE County, will sell to the highest and best bidder for cash online via the internet at http://www.manatee.realforeclose.com at 11:00 AM, on July 8th, 2025 the following described property as set forth in said Final Judgment:

Lot 129 of ARTISAN LAKES PARCEL J PHASE 2A, 2B & 2C, according to the Plat thereof as recorded in Plat Book 69, Page(s) 142-147, of the Public Records of Manatee County, Florida.
Parcel I.D. No. 612132959
a.k.a. 6205 Fairmont Lane

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

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

/s/ Shannon L. Zetrouer
Shannon L. Zetrouer, Esquire
Florida Bar No. 16237
ZP Legal, PLLC
4100 Central Avenue
St. Petersburg, FL 33711
Telephone: (727) 440-4407
szetrouer@zp-legal.com
cos@zp-legal.com
May 30; June 6, 2025 25-00841M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT
COURT OF THE 12TH
JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA.
CASE No. 2021CA000336AX
U.S. BANK NATIONAL
ASSOCIATION, NOT
INDIVIDUALLY BUT
SOLELY AS TRUSTEE OF THE
BANKUNITED TRUST 2005-1,
Plaintiff, vs.
LINDA SHAFFER, et. al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in Case No. 2021CA000336AX of the Circuit Court of the 12TH Judicial Circuit in and for MANATEE County, Florida, wherein, U.S. BANK NATIONAL ASSOCIATION, NOT INDIVIDUALLY BUT SOLELY AS TRUSTEE OF THE BANKUNITED TRUST 2005-1, Plaintiff, and LINDA SHAFFER, et. al., are Defendants, Clerk of Court, Angelina "Angel" Colonneso, will sell to the highest bidder for cash at WWW.MANATEE.REALFORECLOSE.COM, at the hour of 11:00 A.M., on the 15th day of July, 2025, the following described property:

LOT 56, CHELSEA OAKS, PHASE I, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 43, PAGES 179 THROUGH 185, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Any person claiming an interest in the surplus from the sale, if any, must file a claim per the requirements set forth in FL Stat. 45.032.

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 22 day of May, 2025.
GREENSPOON MARDER LLP
TRADE CENTRE SOUTH, SUITE 700
100 WEST CYPRESS CREEK ROAD
FORT LAUDERDALE, FL 33309
Telephone: (954) 343 6273
Hearing Line: (888) 491-1120
Facsimile: (954) 343 6982
Email 1: Michele.Clancy@gmlaw.com
Email 2: gmforeclosure@gmlaw.com
By:_/s/ Michele R. Clancy
Michele R. Clancy, Esq.
Florida Bar No. 498661
32875.2101 / JSchwartz
May 30; June 6, 2025 25-00837M

FIRST INSERTION

DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE

The Board of Supervisors (**"Board"**) of the Del Webb Sunchase Community Development District (**"District"**) and the Auditor Selection Committee (**"Audit Committee"**) of the District will hold a Regular Meeting and an Audit Committee Meeting on June 12, 2025 at 11:30 a.m., at Del Webb Bayview Driftwood Club, Windsor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219. The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Regular Meeting is being held for the necessary public purpose of considering the delegation resolution and related financing items, as well as conducting any other business that may properly come before the Board.

A copy of the agenda may be obtained at the offices of the District Manager, c/o Wrathell, Hunt and Associates, LLC at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (877) 276-0889 ("District Manager's Office") during normal business hours. The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meetings may be continued to a date, time, and place to be specified on the record at such meeting. There may be an occasion where one or more supervisors will participate by telephone.

Any person requiring special accommodations in order to access and participate in the meetings 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 meetings 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.

District Manager
May 30, 2025 25-00848M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2023 CP 4151
Division Probate
IN RE: ESTATE OF
DONNA R. FRANCISCONI
Deceased.

The administration of the estate of DONNA R. FRANCISCONI, deceased, whose date of death was October 21, 2023, 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.

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

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

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

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

The date of first publication of this notice is May 30, 2025.

Personal Representative:
CHRISTINE McCARL
960 Rue Madora
Bear, Delaware 19701
Attorney for Personal Representative:
Melissa R. Casanueva, Esq., Attorney
Florida Bar Number: 0105788
2025 Lakewood Ranch Blvd, Ste. 201
Lakewood Ranch, FL 34211
Telephone: (941) 254-6611
Fax: (800) 878-8402
E-Mail: melissa@butlerelderlaw.com
May 30; June 6, 2025 25-00847M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1180
IN RE: ESTATE OF
Wayne A Boeyer
Deceased.

The administration of the estate of Wayne A Boeyer, deceased, whose date of death was December 19th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 30, 2025

Gary Boeyer
P.O. Address:
3516 Wilderness Blvd. West,
Parrish, FL 34219
Personal Representative
ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
May 30; Jun. 6, 2025 25-00850M

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV8237_V35

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE

DR-529
R. 12/09
Rule 12D-16.002
Florida Administrative Code

TAX IMPACT OF VALUE ADJUSTMENT BOARD
MANATEE County Tax Year 2024

Members of the Board	
Honorable Amanda Ballard, Chairman	Board of County Commissioners, District No. 2
Honorable Jason Bearden	Board of County Commissioners, District No. 6
Honorable Cindy Spray	School Board, District No. 2
Citizen Member Brady Chapman	Business owner within the school district
Citizen Member Silvia Fedor	Homestead property owner

The Value Adjustment Board (VAB) meets each year to hear petitions and make decisions relating to property tax assessments, exemptions, classifications, and tax deferrals.

Summary of Year's Actions

Type of Property	Number of Parcels: Exemptions Granted	Exemptions Requested	Assessments* Reduced	Assessments* Requested	Both Withdrawn or settled	Reduction in County Taxable Value Due to Board Actions	Shift in Taxes Due to Board Actions
Residential	13	214	9	1701	1740	3,160,786	20,835
Commercial	0	2	1	180	136	2,074,523	13,886
Industrial and miscellaneous	0	0	0	42	35	0	0
Agricultural or classified use	0	1	0	7	4	0	0
High-water recharge	0	0	0	0	0	0	0
Historic commercial or nonprofit	0	1	0	1	1	0	0
Business machinery and equipment	0	0	0	33	33	0	0
Vacant lots and acreage	0	1	3	34	17	175,000	1,171
TOTALS	13	219	13	1998	1966	5,410,309	35,892

All values should be county taxable values. School and other taxing authority values may differ.
*Includes transfer of assessment difference (portability) requests.

If you have a question about these actions, contact the Chair or the Clerk of the Value Adjustment Board.	
Chair's name Amanda Ballard	Phone 941-745-3702
Clerk's name Vicki Tessmer, Deputy Clerk	Phone 941-741-4058

May 30, 2025 25-00842M

FIRST INSERTION

NOTICE OF SHERIFF'S SALE

NOTICE IS HEREBY GIVEN That pursuant to a Writ of Execution issued by the Manatee Circuit Court of Manatee County, Florida, on the 11th day of December, 2024, in the cause wherein Ann Marie Marinaccio Louis E Marinaccio Jr and Capetown Capital LLC were plaintiffs and William G Schlotthauer William G Schlotthauer PA and Christina Schlotthauer were defendants, being case number 2024CA000109 in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon **all the right, title and interest of the DEFENDANT**, William G Schlotthauer William G Schlotthauer PA and Christina Schlotthauer, in and to the following described personal property, to-wit:

A complete inventory list of the items levied will be available for viewing at the Manatee County Sheriff's Office, 600 301 Blvd West, Ste 202, Bradenton, Florida 34205, Monday through Friday, 8:00a.m.–5:00p.m.

and on the 9th day of July, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.

CHARLES R. WELLS, SHERIFF
MANATEE COUNTY, FLORIDA
BY: D.S. John Dickerman
May 30; June 6, 13, 20, 2025
25-00845M

Q&A
What is a public notice?
A public notice is information intended to inform citizens of government activities.
LV18237_V8

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. 2024CA001439AX
ONSLOW BAY FINANCIAL, LLC., Plaintiff, vs.
SERENITY ASHLEY MILLER, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 30, 2025, and entered in 2024CA001439AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ONSLOW BAY FINANCIAL, LLC. is the Plaintiff and SERENITY ASHLEY MILLER; EAGLE TRACE NEIGHBORHOOD ASSOCIATION, INC. are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on June 18, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 90, EAGLE TRACE, PHASE IIAA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 56, PAGES 163 AND 164 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
1954 CRYSTAL LAKE TRL, BRADENTON, FL 34211

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 23 day of May, 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
24-225786 - MaS
May 30; June 6, 2025 25-00844M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025 CA 000910 AX
Agency Case No.: 2025-006742
IN RE: FORFEITURE OF: FORTY-EIGHT THOUSAND EIGHT HUNDRED ELEVEN DOLLARS ($48,811.00) IN U.S. CURRENCY AND ONE GUCCI BAG

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

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FORTY-EIGHT THOUSAND EIGHT HUNDRED ELEVEN DOLLARS ($48,811.00) IN U.S. CURRENCY AND ONE GUCCI BAG, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief 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.

DATED: 5/27/2025
ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: Kris Gaffney
eSigned: 05/27/2025 09:16:18 AM
Deputy Clerk
May 30; June 6, 2025 25-00843M

SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication
LV20906_V24
SARASOTA • MANATEE • HILLSBOROUGH • PASCO • PINELLAS • POLK • LEE • COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer

SUBSEQUENT INSERTIONS

--- TAX DEEDS / ACTIONS ---

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2020-6140
Tax Deed #:2025TD000007

NOTICE IS HEREBY GIVEN that HMF FL B LLC 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: 2020-6140
Year of Issuance 2020
Description of Property LOT 128. VOGELSANG'S BRASOTA MANOR SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT 6001< 9, PAGE(S) 7, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#64682.0000/8 Parcel ID Number 6468200008
Property Address: 6408 8TH STREET CT W BRADENTON, FL 34207
Names in which assessed:
GRETA FIERO, PATRICK LEWIS

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 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
May 9, 16, 23, 30, 2025 25-00697M

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2019-3887
Tax Deed #:2025TD000006

NOTICE IS HEREBY GIVEN that GERALD L JONES 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: 2019-3887
Year of Issuance 2019
Description of Property Lot 273, Pic Town Subdivision, Section 2, as per plat thereof recorded in Plat Book 9, Pages 62 and 63 of the Public Records of Manatee County, Florida. PI Number 5469010002 Parcel ID Number 5469010002
Property Address: 1014 52ND AVE W BRADENTON, FL 34207
Names in which assessed:
MARY JANE SMITH

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 06/09/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.
May 9, 16, 23, 30, 2025 25-00698M

THIRD INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY
CASE NO. 2022-DP-644Div.J
IN THE INTEREST OF:
J.A. DOB: 1/31/2024,
MINOR CHILDREN
TO: Nathan Adams, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following children for adoption: J.A. born on 1/31/2024. You are hereby commanded to appear on July 1, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee Courthouse, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

In and for Manatee County:

If you cannot afford an attorney, contact 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 as Clerk of said Court and the Seal thereof, this 25 day of APRIL, 2025.
Angelina Colonneso,
Clerk of Court
By: (SEAL) C. Hoatland
As Deputy Clerk
May 16, 23, 30; June 6, 2025
25-00754M

PUBLISH YOUR LEGAL NOTICE
We publish all Public sale, Estate & Court-related notices
• We offer an online payment portal for easy credit card payment
• Service includes us e-filing your affidavit to the Clerk's office on your behalf
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE Business Observer
LV20878_V14

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000896
IN RE: ESTATE OF
PAMELA SHEPPARD,
Deceased.

The administration of the estate of PAMELA SHEPPARD, deceased, whose date of death was January 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator'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.

A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: May 23, 2025.

Robert D. Hines
Curator
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Robert D. Hines, Esq.
Attorney for Curator
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
May 23, 30, 2025 25-00814M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 1133
IN RE: ESTATE OF
ILLYAAS SHARIFF BREWER, SR
Deceased.

The administration of the estate of Illyaas Shariff Brewer, Sr, deceased, whose date of death was February 23, 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.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Jessyca S. Ramos
3503 47th Ave. W
Bradenton, FL 34210
Attorney for Personal Representative:
Patrick L. Smith
Attorney
Florida Bar Number: 27044
179 N US Hwy 27
Suite F
Clermont, FL 34711
Telephone: (352) 204-0305
Fax: (352) 989-4265
E-Mail:
patrick@attorneypatricksmith.com
Secondary E-Mail:
becky@attorneypatricksmith.com
May 23, 30, 2025 25-00805M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000827
Division Probate
IN RE: ESTATE OF
GAIL M. BEITELMAN, A/K/A
GAIL BEITELMAN,
Deceased.

The administration of the estate of Gail M. Beitelman, a/k/a Gail Beitelman, deceased, whose date of death was November 15, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Circuit Probate Court, 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
Robin Sorensen
2223 Montgomery Street
Bethlehem, Pennsylvania 18017
Attorney for Personal Representative:
Shumaker, Loop & Kendrick, LLP
Ashley S. Hodson, Esquire
Florida Bar No. 064883
240 S. Pineapple Avenue, 9th Floor
Sarasota, Florida 34236
Telephone: 941-364-2723
E-Mail Addresses:
ahodson@shumaker.com
mward@shumaker.com
May 23, 30, 2025 25-00789M

SECOND INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 001189
Division PROBATE
IN RE: ESTATE OF
Joy I. Jensen,
Deceased.

The administration of the estate of Joy I. Jensen, deceased, whose date of death was March 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Kelly Warne, Petitioner
Jonathan D. Crick, Esquire
2425 Manatee Avenue West
Bradenton, Florida 34205
Florida Bar No. 0127307
Email: joncrick@gmail.com
May 23, 30, 2025 25-00819M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP000971AX
IN RE: ESTATE OF
HARVEY WEBB, JR., Deceased.

The administration of the estate of HARVEY WEBB, JR., deceased, whose date of death was October 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representatives:
HOYT K. WEBB
19 Eleven Levels Road
Ridgefield, CT 06877
HARVEY WEBB III
68-08 43rd Avenue
Woodside, NY 11377
Attorney for Personal Representatives:
JEFFREY T. TROIANO
Florida Bar No. 0031557
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-366-4800
Designation of
Email Addresses for service:
Primary:
jtroiano@williamsparker.com
Secondary:
ncarson@williamsparker.com
May 23, 30, 2025 25-00796M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1118
IN RE: ESTATE OF
MARGARET E. VITA,
Deceased.

The administration of the estate of MARGARET E. VITA, deceased, whose date of death was January 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary 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 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: May 23, 2025.

John Raymond Vita
Personal Representative
10224 4th Avenue W
Bradenton, Florida 34210
Florida Bar No. 0861420
Email: jgoethe@barneswalker.com
Caroline M. Tschida
Florida Bar No. 1064556
Email: ctschida@barneswalker.com
BARNES WALKER, GOETHE,
PERRON, SHEA, &
ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Attorneys for Personal Representative
May 23, 30, 2025 25-00786M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File Number 2025 CP 1035
IN RE: ESTATE OF
ROBERT DENNIS PETRIL,
Deceased.

The administration of the ESTATE OF ROBERT DENNIS PETRIL, deceased, whose date of death was March 30, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this Notice is May 23, 2025.

Personal Representative:
ALICIA BROWN PETRIL
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
May 23, 30, 2025 25-00788M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-001094
IN RE: ESTATE OF
DOUCAS J. GORANITES, Deceased.

The administration of the estate of DOUCAS J. GORANITES, deceased, whose date of death was February 16, 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, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is May 23, 2025.

Personal Representative:
PETER GORANITES
4 Friar Lane
Cumberland, ME 04021
Attorney for Personal Representative:
FLETCHER H. RUSH
Florida Bar No. 0100586
Williams Parker Harrison
Dietz & Getzen
50 Central Avenue, Eighth Floor
Sarasota, FL 34236
Telephone: 941-552-2563
Designation of Email
Addresses for service:
Primary: frush@williamsparker.com
Secondary:
mbussiere@williamsparker.com
May 23, 30, 2025 25-00820M

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000926
Division Probate
IN RE: ESTATE OF
GARY RONALD NOACK a/k/a
GARY R. NOACK
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 GARY RONALD NOACK a/k/a GARY R. NOACK, deceased, File Number 2025-CP-000926, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was August 29, 2024; that the total value of the estate is $51,629.92 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
CHERYL LYNN NOACK
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205

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 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 date of first publication of this Notice is: May 23, 2025.

Person Giving Notice:
CHERYL LYNN NOACK
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for Person Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
May 23, 30, 2025 25-00791M

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
LV10266
CALL 941-906-9386
and select the appropriate County name from the menu option
or e-mail legal@businessobserverfl.com
Business Observer

--- ACTIONS / SALES / ESTATES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No.: 2025-CP-1171
IN RE: THE ESTATE OF BETTY BOROUGHS, a/k/a BETTY B. BOROUGHS,

The administration of the estate of BETTY BOROUGHS, a/k/a BETTY B. BOROUGHS, deceased, File Number 2025-CP-1171, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is 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 decedent's estate, including 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.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is May 23, 2025.

Signed on May 20, 2025.

John Boroughs
Co-Personal Representative
Michael P. Boroughs
Co-Personal Representative

s/Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
May 23, 30, 2025 25-00813M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number 2025 CP 1000
IN RE: ESTATE OF CLYDE L. THOMAS, Deceased.

The administration of the ESTATE OF CLYDE L. THOMAS, deceased, whose date of death was February 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of the first publication of this Notice is May 23, 2025.

Personal Representative:
MELANIE TRUEMPY
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236

Attorney for Personal Representative:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
May 23, 30, 2025 25-00804M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412024CA000606CAAXMA
SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES,
Plaintiff, v.
DALTON S. DOWNING; PALMETTO POINT CIVIC ASSOCIATION INC.; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated May 1, 2025 entered in Civil Case No. 412024CA000606CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein SERVIS ONE, INC. DBA BSI FINANCIAL SERVICES, Plaintiff and DALTON S. DOWNING; PALMETTO POINT CIVIC ASSOCIATION INC. are defendants, Angelina "Angel" Colonneso, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on June 17, 2025 the following described property as set forth in said Final Judgment, to-wit:.

LOTS 814 AND 815, PALMETTO POINT SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGES 124 THROUGH 127, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 711 47th St W, Palmetto FL 34221

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Shealy
Jordan Shealy, Esq.
FBN: 1039538
File No: 02303632-JMV
May 23, 30, 2025 25-00801M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP984
IN RE: ESTATE OF PAUL CHARLES STRICKLAND Deceased.

The administration of the Estate of PAUL CHARLES STRICKLAND, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, 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, 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, including 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

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: May 23, 2025.

Personal Representative
JAMES WM. KNOWLES
2812 Manatee Ave W
Bradenton, FL 34205

Attorney for Personal Representative:
JAMES WM. KNOWLES, ESQ.
Florida Bar No. 0296260
2812 Manatee Ave W
Bradenton, FL 34205
941-746-4454
May 23, 30, 2025 25-00806M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY
CIVIL DIVISION
Case No.: 2022CA004086AX
Division B
US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST
Plaintiff, vs.
ZECHARIAH HILL, BRADEN CROSSINGS HOMEOWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 21, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 21, BRADEN CROSSINGS, PHASE 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 151-155, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 4675 56TH DR E, BRADENTON, FL 34203; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on July 2, 2025 at 11:00 A.M.

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

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

Dated: May 20, 2025
By: /s/ Jennifer M. Scott
Jennifer M. Scott
Attorney for Plaintiff
Invoice to:
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
328202/2425400/jms2
May 23, 30, 2025 25-00809M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 412025CA000099CAAXMA
THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, an agency of the UNITED STATES OF AMERICA,
Plaintiff, v.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEE AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS, DECEASED; et al.,
Defendant.

To the following Defendant(s):
GLORIA A. CAPERS AS POTENTIAL HEIR TO THE ESTATE OF IDELLA VIRGIL SANDERS A/K/A IDELLA HATTIE SANDERS
(LAST KNOWN ADDRESS 221 30TH ST E PALMETTO, FL 34221)

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

LOTS 8 AND 9, BLOCK 3, LINCOLN MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 7, PAGE 100, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

a/k/a 221 30th St E, Palmetto, FL 34221

has been filed against you and you are required to serve a copy of your written defenses, if any, upon Kelley Kronenberg, Attorney for Plaintiff, whose address is 10360 West State Road 84, Fort Lauderdale, FL 33324 on or before, a date which is within thirty (30) days after the first publication of this Notice in 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.

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 the seal of this Court this 16TH day of MAY, 2025.

ANGELINA COLONNESO
As Clerk of the Court
By (SEAL) K. Gaffney
As Deputy Clerk
May 23, 30, 2025 25-00799M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 001180
IN RE: ESTATE OF Wayne A Boeyer, Deceased.

The administration of the estate of Wayne A Boeyer, deceased, whose date of death was December 19th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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 DECEDENTS DATE OF DEATH IS BARRED.

The date of first publication of this notice is May 23, 2025.

Gary Boeyer
P.O. Address:
3516 Wilderness Blvd. West,
Parrish, FL 34219
Personal Representative

ANDREW W. ROSIN, P.A.
Attorneys for Personal Representative
1966 HILLVIEW STREET
SARASOTA, FL 34239
Telephone: (941) 359-2604
Florida Bar No. 0598305
Email Addresses:
arosin@rosinlawfirm.com
May 23, 30, 2025 25-00797M

SECOND INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case #: 2023CA003644AX
DIVISION: B
U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for RCAF Acquisition Trust
Plaintiff, -vs.-
Victor G. Levine; Unknown Spouse of Victor G. Levine; Unknown Person in Possession of the Subject Property
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to order rescheduling foreclosure sale or Final Judgment, entered in Civil Case No. 2023CA003644AX of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein U.S. Bank Trust National Association, Not In Its Individual Capacity But Solely As Owner Trustee for RCAF Acquisition Trust, Plaintiff and Victor G. Levine are defendant(s), I, Clerk of Court, Angelina Colonneso, will sell to the highest and best bidder for cash VIA THE INTERNET AT WWW.MANATEE.REALFORECLOSE.COM, AT 11:00 A.M. on August 6, 2025, the following described property as set forth in said Final Judgment, to-wit:

LOT 1, OF CEDAR WOODLANDS, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 29, PAGE(S) 166-167, 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 NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS 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.

May 23, 30, 2025 25-00818M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 412024CA001922CAAXMA
FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-2,
Plaintiff, vs.
SANDRA SILER ROSS, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered May 01, 2025 in Civil Case No. 412024CA001922CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION AS TRUSTEE FOR FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2018-2 is Plaintiff and Sandra Siler Ross, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 18th day of June, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 1, Block 1, Highland Grove Subdivision, according to the plat thereof recorded in Plat Book 2, Page 91, of the Public Records of Manatee County, Florida.

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

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

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLP
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
24-10656FL
May 23, 30, 2025 25-00810M

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication
SARASOTA • MANATEE • HILLSBOROUGH
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Business Observer
LV20906 V34

--- ACTIONS / SALES / ESTATES ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2025 CP 621 CPAX
IN RE: ESTATE OF Michael C. Campbell Deceased.

This administration of the estate of Michael C. Campbell, deceased, whose date of death was October 27, 2024, is pending in the Circuit Court of Manatee County, Florida Probate Division, the address of which in Post Office Box 25400, Bradenton, FL 34206-2540. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the descendent and to her 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 OR 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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

The date of first publication of this notice is: May 23, 2025

Christina Sherman
Personal Representative
25620 SR 70 East
Myakka City, FL 34251

Timothy M. Grogan
Attorney for Personal Representative
Florida Bar No. 612731
PO Box 14243
Bradenton, FL 34280
Telephone: (941) 773-6851
Email: tgroganlaw@gmail.com
May 23, 30, 2025 25-00790M

SECOND INSERTION

NOTICE OF ACTION FOR JOINT PETITION FOR ADOPTION BY GRANDPARENTS AND TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No: 2025-DR-000429
IN RE: ADOPTION OF:
K.J.C., DOB: 09/25/2012
K.L.C., DOB: 05/26/2015
K.L.C., DOB: 05/26/2015
Adoptee Minor Children.
MELISSA ANTE COXWELL and ANDREW BRYAN COXWELL, Petitioners/Paternal Grandparents, and MANDY LEE COXWELL, Respondent/Mother.

TO: Mandy Lee Coxwell
Last Known Address: 3451 Queens Street Apt. 621, Sarasota, Florida 34231

YOU ARE NOTIFIED that a Joint Petition for Adoption by Grandparents and Termination of Parental Rights has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Robert D. Stein, Esquire, attorney for the Petitioners, whose address is 1201 6th Ave. West Suite 110, Bradenton, FL 34205 c/o, the Petitioners, Melissa Ante Coxwell and Andrew Bryan Coxwell, on or before (date) 06/27/2025 and file the original with the Clerk of this Court at: Manatee County Clerk of Circuit Court, 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the Petition.

The minor child(ren) are identified as follows:

K.J.C., DOB: 09/25/2012, Place of Birth: Manatee County, Florida

K.L.C., DOB: 05/26/2015, Place of Birth: Sarasota County, Florida

K.L.C., DOB: 05/26/2015, Place of Birth: Sarasota County, Florida

Physical Description of Respondent:
Age: 33 Race: White
Hair Color: Black Eye Color: Hazel
Approximate Height: 5'
Approximate Weight: 125lbs

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

In and for Manatee County:

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

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

Dated: 05/16/2025

Angelina Colonneso
Manatee County Clerk of The Circuit Court
CLERK OF THE CIRCUIT COURT
By (SEAL) C Gaskin
Deputy Clerk

May 23, 30; June 6, 13, 2025
25-00802M

SECOND INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2025CC000917
WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., Plaintiff vs.
WILSON ALVAREZ, DAIHANNA V. ALVAREZ, and UNKNOWN TENANT(S), Defendants.

TO: DAIHANNA V. ALVAREZ

YOU ARE NOTIFIED that an action to enforce and foreclosure a lien on the following property in Manatee County, Florida:

Condominium Unit 3506, Building 35, Phase 8, WILLOWBROOK, A CONDOMINIUM, together with an undivided interest in the common elements, according to the Declaration of Condominium thereof recorded in Official Records Book 2187, Pages 2990 through 3154, and amended by document recorded in Official Records Book 2307, Page 6394, as amended from time to time, of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 1918562809 ("Property")

Property Address: 8978 White Sage Loop, Lakewood Ranch, Florida 34202

A Lawsuit has been filed against you in Pinellas County Court, WILLOWBROOK CONDOMINIUM ASSOCIATION, INC. v. WILSON ALVAREZ, DAIHANNA V. ALVAREZ, and UNKNOWN TENANT(S), and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with 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.

This notice shall be published once each 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.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS my hand and the seal of this Court on this 16th day of May, 2025.

Angelina Colonneso,
Clerk of Court
BY: DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10573-016
May 23, 30, 2025 25-00798M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
Case No. 2025CA000249AX
NATIONSTAR MORTGAGE LLC Plaintiff vs.
THE ESTATE OF JOSEPH AMORY; THE ARBORS AT PINEBROOK OWNERS ASSOCIATION., INC; Et Al, Defendants

TO: All unknown parties claiming by, through, under and against the above named Defendant who are unknown to be dead or alive whether said unknown are persons, heirs, devisees, grantees, or other claimants
4110 Ironwood Circle, # 104 Bradenton, Florida 34209

YOU ARE NOTIFIED that an action to foreclose a mortgage has filed against you in Manatee County, Florida regarding the subject property with a legal description, to-wit:

Unit 104, THE ARBORS AT PINEBROOK, PHASE III, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 1425, Page 3313, and all exhibits and amendments thereof, and recorded in Condominium Plat Book 27, Page 102, Public Records of Manatee County, Florida.

you are required to serve a copy of your written defenses, if any, to it on Gary Gassel, Esquire, of Law Office of Gary Gassel, P.A. the plaintiff's attorney, whose address is 2191 Ringling Boulevard, Sarasota, Florida 3423 7 and the Primary email address for electronic service of all pleadings in this case under Rule 2.516 is as follows: Pleadings@Gassellaw.com, within 30 days from the first date of publication on or before , and file the original with the clerk of this court at 1115 Manatee Avenue West, Bradenton, Florida 34205 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.

Angelina "Angel" Colonneso, Esq.
CLERK OF THE COURT
By: (Seal)
As Deputy Clerk

May 23, 30, 2025 25-00787M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412024CA001891CAAXMA
KIAVI FUNDING, INC., Plaintiff, v.
JORO INVESTMENTS, LLC, a Florida Limited Liability Company; JOSEPH YEAGER A/K/A JOSEPH M. YEAGER, an Individual; ALLISON E. NORTON; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s),

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated April 28, 2025 entered in Civil Case No. 412024CA001891CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein KIAVI FUNDING, INC., Plaintiff and JORO INVESTMENTS, LLC, a Florida Limited Liability Company; JOSEPH YEAGER A/K/A JOSEPH M. YEAGER, an Individual; ALLISON E. NORTON are defendants, Angelina Colonneso, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on June 18, 2025 the following described property as set forth in said Final Judgment, to-wit:.

A PORTION OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, BEING AND LYING IN MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE S. 00 DEG 05'34" W. ALONG THE EAST LINE OF SAID SOUTHWEST 1/4, A DISTANCE OF 667.96 FEET, MORE OR LESS, TO ITS INTERSECTION WITH THE SOUTH LINE OF THE ABOVE DESCRIBED PARCEL; THENCE N. 89 DEG 51'19" W., ALONG SAID SOUTH LINE, A DISTANCE OF 323.93 FEET; THENCE N. 00 DEG 52'48" E, A DISTANCE OF 166.95 FEET TO THE NORTHERLY LINE OF THE ABOVE DESCRIBED PARCEL; THENCE S. 89 DEG 55'08" E., ALONG SAID NORTHERLY LINE, A DISTANCE OF 321.80 FEET TO THE INTERSECTION WITH THE SAID EAST LINE OF THE ABOVE DESCRIBED PARCEL; THENCE S. 00 DEG 05'34" W., A DISTANCE OF 167.24 FEET.
SUBJECT TO A 20-FOOT EASEMENT FOR INGRESS AND EGRESS ACROSS THE SOUTHERLY 20 FEET OF THE ABOVE DESCRIBED PARCEL.
ALSO LESS ROAD RIGHT OF WAY ON THE EAST SIDE AS PER ROAD PLAT BOOK 8, PAGES 167 THROUGH 168, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.
LESS AND EXCEPT THE FOLLOWING:
A TRACT OF LAND LYING IN THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, TOWNSHIP 35 SOUTH, RANGE 18 EAST, MANATEE COUNTY, FLORIDA, MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHEAST CORNER OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N. 89°35'30" W. ALONG THE NORTHERLY LINE OF SAID SOUTH 1/2, A DISTANCE OF 17.57 FEET TO A POINT ON THE WESTERLY EXISTING RIGHT OF WAY LINE OF LOCKWOOD RIDGE ROAD PER OR BOOK 962, PAGE 1150 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, FOR A POINT OF BEGINNING; THENCE S. 01°51'26" W. ALONG SAID WESTERLY EXISTING RIGHT OF WAY LINE, A DISTANCE OF 166.92 FEET TO A POINT ON THE SOUTHERLY LINE OF THE SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SAID SECTION 28; THENCE N. 89°34'05" W. ALONG SAID SOUTHERLY LINE, A DISTANCE OF 20.33 FEET; THENCE N. 00°26'57" E., PARALLEL TO AND 42.00 FEET WESTERLY OF THE EASTERLY LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28, A DISTANCE OF 166.86 TO A POINT ON THE NORTHERLY LINE OF SAID SOUTH 1/2 OF THE SOUTH 1/2 OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE SOUTHWEST 1/4 OF SECTION 28; THENCE S. 89°35'30" E. ALONG SAID NORTHERLY LINE, A DISTANCE OF 24.43 FEET TO THE POINT OP BEGINNING.
BEING THE SAME AS DESCRIBED IN OFFICIAL RECORDS BOOK 1554, PAGE 1011, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7382 Lockwood Ridge Rd, Sarasota, FL 34243

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Taji S. Foreman
Taji S. Foreman, Esq.
FBN: 0058606
File No: 3843.000107
May 23, 30, 2025 25-00800M

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024CA1446
SUNHOLD LLC, Plaintiff, v.
HSBC BANK USA, NATIONAL ASSOCIATION, AS TRUSTEE FOR DEUTSCHE ALT-A SECURITIES MORTGAGE LOAN TRUST, SERIES 2006- AR4; JOSE GREGORIO; and HSBC BANK US, NATIONAL ASSOCIATION, Defendants.

TO: JOSE GREGORIO
3506 54TM STREET WEST BRADENTON, FL 34210

YOU ARE NOTIFIED that an action to quiet title on the following property in Manatee County, Florida:

THE FOLLOWING DESCRIBED LAND, SITUATE, LYING, AND BEING IN MANATEE COUNTY, FLORIDA, TO WIT:

Unit 202, of ACADEMY RESORT LODGE, A CONDOMINIUM, according to the Declaration of Condominium recorded in Official Records Book 2092, Page 241, and all Amendments thereto, of the Public Records of Manatee County, Florida, together with an undivided interest or share in the common elements appurtenant thereto.

has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiffs attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205, Phone Number: (904) 389-6202, not less than 30 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 1115 Manatee Ave W, Bradenton, Florida 34205 before service on Plaintiff or immediately thereafter. If you fail to do so, 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 Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

DATED this 29th day of April, 2025.

Angelino Colonneso
Clerk of the Circuit Court
/s/ *ANGELINO COLONNESO
Deputy Clerk

May 9, 16, 23, 30, 2025 25-00732M

SECOND INSERTION

PALM BAY MHC HOLDINGS, LLC
715 10TH STREET EAST
PALMETTO, FL 34221

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY
(**WITH NOTICE OF SALE**)
(**Certified Mail, Return Receipt Required and by Regular Mail**)

TO: GALE FITZGERALD LEONZIO (deceased) and ANY UNKNOWN PARTY(S) IN POSSESSION
751 10th Street East; Lot #212
Palmetto, FL 34221
CMRR#: 9589-0710-5270-0136-5673-37

When you vacated the premises 751 10th Street East; Lot #212, Palmetto, FL 34221, the following personal property remained:

1978 UNKNOWN MAKE MAUVE UNKNOWN MODEL;
SINGLE WIDE MOBILE HOME; TITLE NO. #0015137692;
VIN NO. #0361212L; and UNIDENTIFIED
PERSONAL PROPERTY WITHIN IT

You may claim this property at: 751 10th STREET 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 June 6, 2025 at 11:00 a.m., this property may be disposed of 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 1 year after the county receives the money.

PALM BAY MHC HOLDINGS, LLC
KATHY HOFF, PARK MANAGER
715 10th Street East
Palmetto, FL 34221
(941)-722-7048
May 23, 30, 2025 25-00808M

PUBLISH YOUR LEGAL NOTICE

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

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V19