

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

<div><div>FIRST INSERTION</div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hudspeth Coaching located at 10539 Cheval Pl in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of May, 2025. Hudspeth Group, LLC June 6, 202525-00860M</div></div>	<div><div>FIRST INSERTION</div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CLKShip located at 10539 Cheval Pl in the City of Bradenton, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of May, 2025. Hudspeth Group, LLC June 6, 202525-00861M</div></div>	<div><div>FIRST INSERTION</div><div>NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES</div><div>NOTICE IS HEREBY GIVEN that Kimberly Vallido will engage in business under the fictitious name SWEET ARIA PASTRIES, with a physical address 9330 BALLASTER POINTE LOOP PARRISH, FL 34219, with a mailing address 9330 BALLASTER POINTE LOOP PARRISH, FL 34219, and already registered the name mentioned above with the Florida Department of State, Division of Corporations. June 6, 202525-00854M</div></div>	<div><div>FIRST INSERTION</div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CORA Physical Therapy - Lakewood Ranch located at 11661 State Road 70 in the City of E. Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 4th day of June, 2025. CORA HEALTH SERVICES, INC. June 6, 202525-00891M</div></div>	<div><div>FIRST INSERTION</div><div>NOTICE OF SPECIAL MEETING THE BOARD OF SUPERVISORS OF THE WATERLEFE COMMUNITY DEVELOPEMENT DISTRICT</div><div>The Board of Supervisors of the Waterlefe Community Development District will hold a Special Meeting on July 14th , 2025 at 2:00 p.m. at The Waterlefe Golf Club located at 1022 Fishhook Cove, Bradenton, Florida 34212. The Board of Supervisors of the District will hold its special meeting to consider any business that properly comes before it. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at such meeting. A copy of the agenda for this meeting may be obtained from the District Office, 3434 Colwell Avenue Suite 200, Tampa, Florida 33614. There may be an occasion where one or more supervisors will participate by speaker telephone. Any person requiring special accommodations to participate in these meetings is asked to contact the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 or 7-1-1 for aid in contacting the District Office. A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that such person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which the appeal is to be based. Ruben Durand District Manager June 6, 202525-00852M</div></div>		
<div><div>FIRST INSERTION</div><div>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</div><div>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Little Honeys & Co. located at 9726 Last Light Gln, in the County of Manatee, in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Parrish, Florida, this 29th day of May, 2025. THE JUNE COLLECTIVE LLC June 6, 202525-00859M</div></div>	<div><div>FIRST INSERTION</div><div>NOTICE OF IMPOUNDED LIVESTOCK</div><div>The Manatee County Sheriff's Office hereby provides notice that the following described livestock have been impounded: • One female cow. Black in color with white freckled udders. No. 17 on back R hip. The above livestock is now impounded at the Manatee County Central Jail, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is Two Hundred Sixty-Six Dollars and Eight Cents \$266.08. Unless redeemed within 3 days from the date of last publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash. To redeem said livestock, contact Sgt. Robert McBride at (941) 747-3011 ext. 2731. MC SO #2025-011807. RICK WELLS SHERIFF OF MANATEE COUNTY June 6, 202525-00878M</div></div>	<div><div>FIRST INSERTION</div><div>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</div><div>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Billingsley Pressure Washing & Exterior Services located at 12572 Ryegrass Loop in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 31st day of May, 2025. JSB Ventures LLC Jamie Billingsley June 6, 202525-00862M</div></div>	<div><div>FIRST INSERTION</div><div>PUBLIC NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 11:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Vanessa Robinson 01018 . Jayon Bahamian 00413 . Krystal Hartley 01003 . Angela Reid 00912 . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. June 6, 13, 202525-00872M</div></div>	<div><div>FIRST INSERTION</div><div>NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail)</div><div>COLONIAL MANOR MHC HOLDINGS, LLC 900 9TH AVENUE EAST PALMETTO, FL 34221 TO: RUBEN LOPEZ CEPEDA, NORMA LETICIA SMITH, ELIANE, LUIS LOPEZ RAMIREZ and ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East; Lot #177 Palmetto, Florida 34221 CMRR#: 9589-0710-5270-0136-5673-06 When you vacated the premises at 900 9th Avenue East; Lot #177, Palmetto, FL 34221, the following personal property remained: 1980 TWIN TRAILER UNKNOWN MODEL; DOUBLE WIDE MOBILE HOME; TITLE No.: 0020329938; VIN No.: T2368208B; TITLE No.: 0020329942; VIN No.: T2368208A and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT June 6, 13, 202525-00879M</div></div>		
<div><div>FIRST INSERTION</div><div>PUBLIC NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 4600 53rd Ave. East, Bradenton, FL, 34203 David Wheatley - Waterproofing Crack prevention material Vinyl Floor Tiles, Bike, Chair, Plastic Pallet. Marie Boone -Electric Mixer, Furniture, Bed Mattress box spring headboard, Rugs, Art Work, Miscellaneous Household goods, Miscellaneous Items. Lorie Hjelmstad - Bike parts, Flat screen TV, Tools Tool boxes, Shelving, Skill Saw, Mirror, Totes Boxes. Kirsten Williams - Fishing Rods Reels, Cast net, Boat bag, Waterproof box, Boating Equipment, Cooler, Totes Boxes. Kirsten Williams - Bike, Hand truck, Shop Vac, Picture, Wooden Fish, Stainless Steel table, Bench grinder, Boxes, Totes., Michel Digan zak - Furniture, Tower fan, Trash can, Dishes, Boxes, Totes, Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. June 6, 13, 202525-00868M</div></div>	<div><div>FIRST INSERTION</div><div>PUBLIC NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Andrew Galehouse - Phone cases hover board coffee makers shelves clothes wall art luggage wagon air pump bike parts cooler misc tackle box glass blowing machine. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. June 6, 13, 202525-00888M</div></div>	<div><div>FIRST INSERTION</div><div>PUBLIC NOTICE OF SALE</div><div>NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Andrew Galehouse - Phone cases hover board coffee makers shelves clothes wall art luggage wagon air pump bike parts cooler misc tackle box glass blowing machine. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party. June 6, 13, 202525-00888M</div></div>	<div><div>FIRST INSERTION</div><div>Notice of Public Meeting Lakewood Ranch Stewardship District</div><div>A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, June 13, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone. A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours. Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. Jane Gaarlandt District Manager June 6, 202525-00869M</div></div>			
<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</div><div>PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0071 - Meclure, Kera O; 0086 - Murphy, Keishone; 0126 - Scott, Brea; 0134 - Hines, Edrick; 0185 - Rumph, Shawnta; 0193 - Bateman, Tracy; 0202 - FORMICA, NICHOLAS; 1006 - reid, Travion; 1092 - Randall, Lakenyah; 1113 - Bolan, Grenita; 1146 - SIMPSON-EDWARDS, DIEDREA; 2009 - McKeefrey, Marlene; 2049 - Mihm, William A; 2072 - Chaplin, Trondra; 2095 - Miller, Nadia; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 3026 - Lott, John; 3063 - Galloway, William; 4026 - Stovall, Jeremy; 4051 - Belz, Hayden; 4063 - Day, Tamia; 4091 - Middleton, Jasmine; 4115 - Clermont, Jalissa; 4135 - Booth, Summer; 4175 - Williams, Shacarl; 4236 - Rigsky, Brooke; 4249 - johnson, Shane PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0443 - Jackson, Aaron; 0459 - Santell, Yajaira; 0475 - Watkins, Crystal; 0492 - Longchamps, Karl; 0508 - Stevenson, Quinnisha; 0531 - wiggins, Marybeth; 0609 - Byrd, Jewneathia; 0612 - Gonzalez, Luciana; 0617 - vasquez, Nanci; 0646 - Blueprint Mechanical Contractor SUAREZ, ALEXANDER; 0706 - Gaskin, Cameron; 0707 - woods, Jack; 0825 - Wilson, Logan; 0838 - Alexander, Terrika; 0843 - Camarena, Arelis; 0849 - Yacin, Charlene; 1003 - Eisen, Ryon; 2047 - Sawyers, Latetia; 2087 - Souffrant, Regine; 2097 - Townsel, Tanisha; 2098 - Berger, Richard PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM Sale to be held at www.storagetreasures.com. B02CC - robertson, timothy; B42 - Newton, William; C04 - Welsh, Margaret; C06 - Lindsay, John; C25 - Whalen, Roseanne; D09 - Vahovick, Edward; D31CC - Stewart, Kimberly; D34 - Ochoa, Keyla; E06 - Poff, John; E14 - Lindsay, John; E22 - Poff, Elizabeth; E25CC - Schellenberger, Harmony; E30CC - smith, Martha; G07CC - Sable, Michael; G12 - Peterson, Andrea; H06CC - Saxon, Tim; I12CC - Jennis, Karen; K16CC - Jennis, Karen; L17CC - Pittman, Christina</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</div><div>PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1209 - Freddes, Jared; 1213 - Page, Michael; 1228 - barron, James; 1233 - Pierre, Albert; 1408 - Tindal, Jessica; 2140 - Pandtle, Mindee; 2313 - flynn, kelly; 2345 - Power, Krystle; 2421 - Potter, Melanie; 3003 - Murrell, Mercedes; 3029 - Sherrod, Kyle; 3153 - joseph, Wintcha; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3359 - Ford, John; 3559 - Lance, Brett PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0121 - Nunez, Sheila; 0134 - Nelson, Jerry; 0148 - Pelc, Ron; 0222 - Foster, Michael; 0231 - Raley, Amber; 0264 - royal, arparish; 0315 - Mayer, Jerome; 1112 - Stephens, Tom; 1123 - Zapata, Uriel; 2002 - Phillips, Jezerac; 2009 - Wright, Norrece; 2023 - Stevenson, Joha; 2039 - Corbert, Denesia; 2062 - Carden, Timothy; 2063 - Tyson, Joseph; 2120 - Perez, Elizabeth; 2128 - Espinosa, Uriel; 2219 - Taylor, Laketa; 3156 - Moore, Virginia; 3161 - Hovsepian, Aimee; 3169 - Ferrant, Kevin; 3172 - Farina Lopez, Laura; 3174 - Mondragon, Yesenia; 3222 - Rodriguez, Janette Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 202525-00864M</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</div><div>PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. A012 - pinto, Mary; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A068 - capwell, Nikki; A075 - Helmes, Richard; A081 - loudior, Michael; B010 - Gray, Bradley; B015 - Navarrete, Juan; B016 - Milian, Celenne; B035 - McKinney, Kathryn; B038 - Warner, Denise; B043 - Smith, Chanel; C009 - Gibson, Ashley; C022 - Treharn, Dena; C027 - Cherislin, Claude; C061 - Sanders, Rodney; C066 - green, Angel; C078 - Rodriguez, Mario; C079 - roviguez, Mariano; C084 - Knox, Chad; C097 - Milton, Mercedes; D007 - peters, Tasha; D023 - Sutton, Chantele; D037 - Lowe, Jamesha; D039 - Hernandez, Jose; D051 - BREWER, DESIREE; D078 - Rafferty, Michele; E030 - Cherislin, Claude; F017 - Duffy, Faith; F027 - Duche, Lori; F031 - Martinez, Rafael; F039 - Burton, Margaret; G026 - Morgan, Tawana; G040 - Regis, Kinley; G045 - Butcher, Jason; H012 - malaret, Christian; H043 - RiosGonzales, Anthony; H055 - Lewis, Anthony; J040 - Jackson, Tarrance; K015 - Barnes, Benisia PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1209 - Freddes, Jared; 1213 - Page, Michael; 1228 - barron, James; 1233 - Pierre, Albert; 1408 - Tindal, Jessica; 2140 - Pandtle, Mindee; 2313 - flynn, kelly; 2345 - Power, Krystle; 2421 - Potter, Melanie; 3003 - Murrell, Mercedes; 3029 - Sherrod, Kyle; 3153 - joseph, Wintcha; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3359 - Ford, John; 3559 - Lance, Brett PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0121 - Nunez, Sheila; 0134 - Nelson, Jerry; 0148 - Pelc, Ron; 0222 - Foster, Michael; 0231 - Raley, Amber; 0264 - royal, arparish; 0315 - Mayer, Jerome; 1112 - Stephens, Tom; 1123 - Zapata, Uriel; 2002 - Phillips, Jezerac; 2009 - Wright, Norrece; 2023 - Stevenson, Joha; 2039 - Corbert, Denesia; 2062 - Carden, Timothy; 2063 - Tyson, Joseph; 2120 - Perez, Elizabeth; 2128 - Espinosa, Uriel; 2219 - Taylor, Laketa; 3156 - Moore, Virginia; 3161 - Hovsepian, Aimee; 3169 - Ferrant, Kevin; 3172 - Farina Lopez, Laura; 3174 - Mondragon, Yesenia; 3222 - Rodriguez, Janette Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 202525-00864M</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. 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All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 202525-00864M</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</div><div>PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. A012 - pinto, Mary; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A068 - capwell, Nikki; A075 - Helmes, Richard; A081 - loudior, Michael; B010 - Gray, Bradley; B015 - Navarrete, Juan; B016 - Milian, Celenne; B035 - McKinney, Kathryn; B038 - Warner, Denise; B043 - Smith, Chanel; C009 - Gibson, Ashley; C022 - Treharn, Dena; C027 - Cherislin, Claude; C061 - Sanders, Rodney; C066 - green, Angel; C078 - Rodriguez, Mario; C079 - roviguez, Mariano; C084 - Knox, Chad; C097 - Milton, Mercedes; D007 - peters, Tasha; D023 - Sutton, Chantele; D037 - Lowe, Jamesha; D039 - Hernandez, Jose; D051 - BREWER, DESIREE; D078 - Rafferty, Michele; E030 - Cherislin, Claude; F017 - Duffy, Faith; F027 - Duche, Lori; F031 - Martinez, Rafael; F039 - Burton, Margaret; G026 - Morgan, Tawana; G040 - Regis, Kinley; G045 - Butcher, Jason; H012 - malaret, Christian; H043 - RiosGonzales, Anthony; H055 - Lewis, Anthony; J040 - Jackson, Tarrance; K015 - Barnes, Benisia PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1209 - Freddes, Jared; 1213 - Page, Michael; 1228 - barron, James; 1233 - Pierre, Albert; 1408 - Tindal, Jessica; 2140 - Pandtle, Mindee; 2313 - flynn, kelly; 2345 - Power, Krystle; 2421 - Potter, Melanie; 3003 - Murrell, Mercedes; 3029 - Sherrod, Kyle; 3153 - joseph, Wintcha; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3359 - Ford, John; 3559 - Lance, Brett PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0121 - Nunez, Sheila; 0134 - Nelson, Jerry; 0148 - Pelc, Ron; 0222 - Foster, Michael; 0231 - Raley, Amber; 0264 - royal, arparish; 0315 - Mayer, Jerome; 1112 - Stephens, Tom; 1123 - Zapata, Uriel; 2002 - Phillips, Jezerac; 2009 - Wright, Norrece; 2023 - Stevenson, Joha; 2039 - Corbert, Denesia; 2062 - Carden, Timothy; 2063 - Tyson, Joseph; 2120 - Perez, Elizabeth; 2128 - Espinosa, Uriel; 2219 - Taylor, Laketa; 3156 - Moore, Virginia; 3161 - Hovsepian, Aimee; 3169 - Ferrant, Kevin; 3172 - Farina Lopez, Laura; 3174 - Mondragon, Yesenia; 3222 - Rodriguez, Janette Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 202525-00864M</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.</div><div>PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. 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All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. June 6, 13, 202525-00864M</div></div>	<div><div>NOTICE OF PUBLIC SALE</div><div>To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on June 23, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. 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ESTATE / PUBLIC SALES

FIRST 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 927
IN RE: ESTATE OF
ELBERT PETER SANTANA
Deceased.

The administration of the estate of Elbert Peter Santana, deceased, whose date of death was February 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001068
Division Probate
IN RE: ESTATE OF
JOHN PERRY FLINN
Deceased.

The administration of the estate of John Perry Flinn, deceased, whose date of death was March 25, 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

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025 CP 1131
Judge Diana Moreland
IN RE: ESTATE OF
ROY EDWARDS BRIDGES
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 Roy Edwards Bridges, deceased, Case No. 2025 CP 1131 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was October 20, 2024; that the total value of the estate is approximately \$350,000, including exempt homestead property, and that the name of those to whom it has been assigned by such order is:

Marva J. Bridges
Patricia L. Stephens
Regina R. Bridges
Pamela L. Clifton
Donald C. Naymon

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "BONFIRE MINISTRIES", located at 518-13th Street West, Bradenton, Florida 34205, in the County of Manatee, in the City of Bradenton, State of Florida, 34205 (Zip Code). GALATIANS 6:2, INC., a limited liability corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

DATED at Bradenton, Manatee County, Florida, this 3 day of June, 2025.

GALATIANS 6:2, INC.,
A Florida Corporation
By: Gary R. Crawford, Manager
June 6, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001238-AX
IN RE: ESTATE OF
KARL R. KOHLMMAIER
Deceased.

The administration of the estate of KARL R. KOHLMMAIER, deceased, whose date of death was April 9, 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.

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 June 6, 2025.

Personal Representative:
Maria Santana
1935 31st Ave. E.
Bradenton, FL 34208
Attorney for Personal Representative:
Shanna Hourihan, Esq.
E-mail Addresses:
shannahourihanlaw@outlook.com
Florida Bar No. 0030396
Shanna Hourihan Law, PLLC
P.O. Box 110008
Bradenton, Florida 34211
Telephone: (941)404-6094
June 6, 13, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001157
IN RE: ESTATE OF
ERIC LEE AUSTIN
Deceased.

The administration of the estate of ERIC LEE AUSTIN, deceased, whose date of death was February 7, 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 June 6, 2025.

Personal Representative:
PASCO RICH AUSTIN, JR.
290 East Park Lane
Lake Alfred, Florida 33850
Attorney for Personal Representative:
JOHN FERRARI, JR. , Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnhf@elderlegalfi.com
Secondary E-Mail:
pollyb@elderlegalfi.com
June 6, 13, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-000892-AX
IN RE: ESTATE OF
COLLENE LYNETTE NESS,
Deceased.

The administration of the estate of Colene Lynette Ness, deceased, whose date of death was June 22, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

All other creditors of the decedent

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 6403 E State Road 64, Bradenton, FL, 34208 Manatee County Marquavia Jenkins - TV, Mattresses, Dresser, Metal Frame, Nightstand, Boxes, Toys. Kesha Reaves 176 Containers, TVs, Sofa, Picture Frames, Clothes, Chairs, Boxes, Speakers. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

June 6, 13, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001151
IN RE: ESTATE OF
ERIC LEE AUSTIN
Deceased.

The administration of the estate of ERIC LEE AUSTIN, deceased, whose date of death was February 7, 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 June 6, 2025.

Personal Representative:
Doris Diaz
208 45th Street Court West
Palmetto, FL 34221
Attorney for Personal Representative:
Erika Dine, Esq.
Dine Elder Law, PLLC
Attorney for Petitioner
Florida Bar No. 634581
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Erika@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
June 6, 13, 2025

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001068
Division Probate
IN RE: ESTATE OF
JOHN PERRY FLINN
Deceased.

The administration of the estate of John Perry Flinn, deceased, whose date of death was March 25, 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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001157
IN RE: ESTATE OF
ERIC LEE AUSTIN
Deceased.

The administration of the estate of ERIC LEE AUSTIN, deceased, whose date of death was February 7, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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All other creditors of the decedent

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PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 26th day of June, 2025 at 10:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Lisa Normand A- Misc furniture, boxes, totes, file cabinet, trunk, table, rugs, crate, misc items. Ryan Travis - Bike, Boxes, totes, bags, pillows. Lisa Normand - Misc furniture, boxes, pictures, chair, towels, misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

June 6, 13, 2025

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/20206 V24

--- ACTIONS / SALES ---

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE	Street Circle East, Palmetto, FL 34221	
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR 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.	
CIRCUIT CIVIL DIVISION	Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.	
CASE NO.: 2023CA004171	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.	
CROSSCOUNTRY MORTGAGE, LLC	Respectfully submitted,	
Plaintiff(s), vs.	PADGETT LAW GROUP	
EARL ROBERT STANCIL, JR.;	BETZY FALGAS, ESQ.	
CATHERINE STANCIL	Florida Bar # 76882	
Defendant(s).	6267 Old Water Oak Road, Suite 203	
NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Cancel and Reschedule Foreclosure Sale entered on May 13, 2025 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonesso, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 16th day of July, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit:	Tallahassee, FL 32312	
THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE MANATEE COUNTY, FLORIDA, TO-WIT: LOT 26, BLOCK C, FRESH MEADOWS SUBDIVISION, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.	(850) 422-2520 (telephone)	
Property address: 6006 66th	(850) 422-2567 (facsimile)	
	attorney@padgettlawgroup.com	
	Attorney for Plaintiff	
	TDP File No. 23-005351-1	
	June 6, 13, 2025	25-00882M

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE	LOT 9, HOLMES BEACH, 32ND UNIT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 66, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA,	
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	Also known as 526 75th Street, Holmes Beach, Florida 34217.	
CASE NO.: 2019-CA-004116	together with all existing or subsequently erected or affixed buildings, improvements and fixtures.	
U.S. BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, Plaintiff, vs.	Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.	
GARETH A. MILLER, et al., Defendants.	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.	
NOTICE OF SALE IS HEREBY GIVEN pursuant to the Summary Final Judgment of Mortgage Foreclosure entered on May 19, 2025, in Case No. 2019-CA-004116 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein U.S. BANK, NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR THE RMAC TRUST, SERIES 2016-CTT, is Plaintiff, and LARRY BUSBEE A/K/A LARRY TODD BUSBEE and GARETH A. MILLER A/K/A GARETH MILLER, MARY E. MILLER A/K/A MARY MILLER, and MURPHY DESMOND S.C are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 23rd day of July 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:	Dated this 19th day of May 2025.	
	By: /s/ Benjamin D. Ladouceur	
	Benjamin D. Ladouceur, Esq.	
	Florida Bar No.: 73863	
	SOKOLOF REMTULLA, LLP	
	6801 Lake Worth Road, Suite 100E	
	Greenacres, FL 33467	
	Telephone: 561-507-5252	
	Facsimile: 561-342-4842	
	E-mail: pleadings@sokrem.com	
	Counsel for Plaintiff	
	June 6, 13, 2025	25-00870M

FIRST INSERTION		
NOTICE OF ACTION	Orlando Ave, Suite 430, Winter Park, FL 32789, on or before thirty (30) days from the date of first publication of this Notice, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; or a default will be entered against you for the relief demanded in the Complaint.	
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	In and for Manatee County:	
CASE NO.: 2025-CA-000714	If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.	
FIRSTBANK FLORIDA, Plaintiff, v.	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.	
EDWARD V. HACKETT, et al., Defendants.	IN WITNESS WHEREOF, I have hereunto set my hand and affixed the official seal of said Court at Manatee County, Florida, this 3rd day of June, 2025.	
TO: Edward V. Hackett	Angelina "Angel" Colonesso	
5208 96th Street East	as Clerk of the Circuit Court of	
Bradenton FL 34211	Manatee County, Florida	
Edward V. Hackett	By: Kris Gaffney	
150 S 200 E, Apt. 3202	DEPUTY CLERK	
Salt Lake City, UT 84111		
Edward V. Hackett	June 6, 13, 2025	25-00890M
c/o Ned Davis Research Inc.		
3665 Bee Ridge Road, Suite 306		
Sarasota, FL 34233		
Tracy L. Hackett		
5208 96th Street East		
Bradenton FL 34211		
Tracey L.Hackett		
150 S 200 E, Apt. 3202		
Salt Lake City, UT 84111		
Unknown Party in Possession 1		
5208 96th Street East		
Bradenton FL 34211		
Unknown Party in Possession 2		
5208 96th Street East		
Bradenton FL 34211		
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:		
Lot B-11, ROSEDALE HIGHLANDS, SUBPHASE B, as per plat thereof recorded in Plat Book 35, Page 198, Public Records of Manatee County, Florida.		
has been filed against you and you are required to serve a copy of your written defenses, if any, on Racquel A. White, Esquire, Plaintiff's Attorney, whose address is Tiffany & Bosco, P.A., 1201 S.		

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE	LIC RECORDS OF MANATEE COUNTY, FLORIDA.	
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	11405 57TH STREET E, PAR-RISH, FL 34219	
GENERAL JURISDICTION DIVISION	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.	
CASE NO. 41-2024-CA-001060	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.	
ATHENE ANNUITY AND LIFE COMPANY, Plaintiff, vs.	Dated this 3 day of June, 2025.	
JACQUELIN E. JONES, et al. Defendant(s).	ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC	
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 21, 2025, and entered in 41-2024-CA-001060 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff and JACQUELIN E. JONES; LEGACY MORTGAGE ASSET TRUST 2020-SLI MORTGAGE-BACKED NOTES, SERIES 2020-SLI, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE; LEXINGTON HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Angelina Colonesso 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:	Attorney for Plaintiff	
LOT 132, LEXINGTON, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 155 THROUGH 172, INCLUSIVE, OF THE PUB-	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	
	23-146464 - MaM	
	June 6, 13, 2025	25-00883M

FIRST INSERTION		
NOTICE TO CREDITORS	The administration of the estate of	
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA PROBATE DIVISION	GEORGE G.H. McDANIEL, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and addresses of the ancillary personal representative and the ancillary personal representative's attorney are set forth below.	
File No. 2025 CP 000660	All 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.	
IN RE: ESTATE OF	ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.	
GEORGE G.H. McDANIEL, III (a/k/a GEORGE GARLAND McDANIEL, III) Deceased.	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 administration of the estate of	The date of first publication of this notice is 6/6/25.	
RENEE GEORGE		
Ancillary Personal Representative		
LAUREN V. MABE, ESQ.		
Attorney for		
Ancillary Personal Representative		
Florida Bar Number: 1025208		
BELIN PATTEN EBLING PLLC		
324 South Hyde Park Avenue, Suite 325		
Tampa, Florida 33606		
Telephone: (813) 467-7500		
Fax: (813) 251-1662		
E-Mail: lmabe@berlinpatten.com		
Secondary E-Mail:		
probate@berlinpatten.com		
Secondary E-Mail:		
tkelley@berlinpatten.com		
June 6, 13, 2025		25-00881M



What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

Are internet-only legal notices sufficient?

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.

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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.

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

The public is well-served by notices published in a community newspaper.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)
To publish your legal notice email: legal@businessobserverfl.com

--- ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No.: 24-CA-1273 CITY OF BRADENTON, Plaintiff, v. NEAL WILLIAMS, II, Defendant(s), NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated May 27, 2025 and entered in Case No. 24-CA-1273 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Neal Williams, II is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder for cash at www.mana- tee.realforeclose.com at 11:00 a.m. on August 5, 2025 the following described	properties set forth in said Final Judge- ment to wit: Lot 11, Block C, BRADEN RIV- ER LAKES PHASE I, according to plat thereof as recorded in Plat Book 25, Page 42, of the Public Records of Manatee County, Florida. Property No.: 1127227252 Address: 4456 6TH Ave E, Bradenton, FL 34208 Any person or entity claiming an inter- est in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee	County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated in Manatee County, Florida, on June 2, 2025. Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue North St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: Service@MattWeidnerLaw.com By: s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 June 6, 13, 202525-00871M

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. 412023CA000557CAAXMA U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUSTEE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE-BACKED NOTES, SERIES 2021-R2, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CHARLES M. PALUSAK, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursu- ant to a Final Judgment of Foreclo- sure dated May 07, 2025, and entered in 412023CA000557CAAXMA of the Circuit Court of the TWELFTH Judi- cial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIA- TION, AS TRUSTEE, AS SUCCE-	SOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS INDENTURE TRUST- EE, FOR THE HOLDERS OF THE CIM TRUST 2021-R2, MORTGAGE- BACKED NOTES, SERIES 2021-R2 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVI- SEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUST- EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES- TATE OF CHARLES M. PALUSAK, DECEASED; FLORIDA HOUSING FINANCE CORPORATION are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manaatee.realforeclose.com, at 11:00 AM, on June 24, 2025, the fol- lowing described property as set forth in said Final Judgment, to wit: LOT 1 AND THE WEST 29.15 FEET OF LOT 2, BLOCK 'C', FAIRMONT PARK, ACCORD- ING TO THE PLAT THERE- OF, AS RECORDED IN PLAT BOOK 4, PAGE 141 OF THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. Property Address: 4911 18TH ST E, BRADENTON, FL 34203 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 ac- cordance 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, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 3 day of June, 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 22-065034 - NaC June 6, 13, 202525-00884M

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-000954 WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., Plaintiff vs. TONY CARPENTER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST TONY CARPENTER Defendants. TO: TONY CARPENTER, DECEASED, AND THE UNKNOWN HEIRS, DE- VISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIM- ING BY, THROUGH, UNDER OR AGAINST TONY CARPENTER YOU ARE NOTIFIED that an action for foreclosure on the following prop- erty in Manatee County, Florida: Unit 1201, Building 12, Phase 2, WILLOWBROOK a Condomin- ium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condomin-	ium thereof recorded in Official Record Book 2187, Page 2990, et. seq., as amended from time to time, of Public Records of Manate- ee County, Florida. PARCEL ID NO.: 191851949 ("Property") Property Address: 8705 Spruce Hills Court, Lakewood Ranch, Florida 34202 A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or be- fore 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 im- mediately 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, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis- tance or do not know an attorney, you	may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in 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, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court on this 3rd day of June, 2025. Angelina Colonnese, Manatee County Clerk of The Circuit Court BY: K. Gaffney (SEAL) 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 10573-020 June 6, 13, 202525-00880M

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025-CA-000544-AX FREEDOM MORTGAGE CORPORATION PLAINTIFF, VS. DAVID HILL, ET AL., DEFENDANT(S). TO: Unknown Spouse of David Hill Last Known Address: 6608 36th Avenue Dr W, Bradenton, FL 34209 Current Residence: UNKNOWN TO: David Hill Last Known Address: 6608 36th Avenue Dr W, Bradenton, FL 34209 Current Residence: UNKNOWN TO: David Hill Last Known Address: 4512 26th street W Bradenton, FL 34207 Current Residence: UNKNOWN TO: David Hill Last Known Address: 4512 26th street W APT 1604 Bradenton, FL 34207 Current Residence: UNKNOWN TO: Unknown Spouse of David Hill Last Known Address: 4512 26th street W Bradenton, FL 34207 Current Residence: UNKNOWN TO: Unknown Spouse of David Hill Last Known Address: 6608 36th Avenue	Dr W, Bradenton, FL 34209 Current Residence: UNKNOWN TO: Unknown Tenant in Possession of the Subject Property Last Known Address: 6608 36th Avenue Dr W, Bradenton, FL 34209 Current Residence: UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: Lot 69, Cordova Lakes, Phase III, according to the map or plat thereof, as recorded in Plat Book 21, Page(s) 165, of the Pub- lic Records of Manatee County, Florida. has been filed against you and you are required to serve a copy of your writ- ten defenses, if any, to, on MILLER, GEORGE & SUGGS, PLLC, Attornev for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before , with- in or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 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 de- manded in the complaint In and for Manatee County:	If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746- 6151 or www.gulfoastlegal.org, or Le- gal 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 disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 3rd day of June, 2025. ANGELINA COLONNESO As Clerk of Court (SEAL) By: Kris Gaffney As Deputy Clerk 25FL373-0094 June 6, 13, 202525-00877M

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT, TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2022-SC-006309 FLORIDA ROOF AND SOLAR CONTRACTORS, INC, a Florida corporation, Plaintiff, v. HENRY BROWN and EARLENE BROWN, husband and wife, Defendant. Notice is hereby given that, pursuant to a Default Final Judgment of Foreclosure, entered the 21st day of May 2025, I will sell the following described property located in MANATEE County, Florida: Property more commonly known as 1415 9th Avenue East, Pal- metto, Florida 34221, and more particularly described as: Lot 14, Block D, SYLVAN OAKS SUBDIVISION, as per plat thereof recorded in Plat Book 21, Pages 85 through 90, of the Pub- lic records of Manatee County, Florida. Parcel ID. No.: 2583304205		The Clerk of this Court shall sell the property to the highest bidder for cash, on WEDNESDAY, JULY 2, 2025, at 11:00 a.m. on the Manatee County's Public Auction website: https://www.jud12.flcourts.org/about/ divisions/civil/foreclosures, in ac- cordance with Chapter 45, Florida Stat- utes. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, 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. June 6, 13, 202525-00866M

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No. 2024-CC-004330 BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC., a Florida not for profit corporation, Plaintiff, vs. MARIA DEL CARMEN ROJAS GRISALES, UNKNOWN SPOUSE OF MARIA DEL CARMEN ROJAS GRISALES, UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated May 22, 2025 entered in the above styled case, Case No. 2024-CC-004330 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC. is the Plaintiff and MARIA DEL CARMEN ROJAS GRISALES is the Defendant, that Angelina "Angel" Colonnese, the Clerk of the Circuit Court and Comptroller, will sell the following property, in MANATEE County, Florida, described as: UNIT 222-E, BUILDING "B", BAYSHORE-ON-THE-LAKE CONDOMINIUM APART- MENTS, SECTION 1, A CONDO- MINIUM THEREOF RECORDED IN O.R. BOOK 659, PAGE 469, AND AS PER PLAT THERE- OF RECORDED IN CONDO- MINIUM BOOK 5, PAGE 25 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. BEARING PIN#5057610510 Property Address: 4192 Heron Way #222-B Bradenton, FL 34205		at public sale, to the highest and best bidder for cash, at www.manaatee. realforeclose.com, 11:00 A.M. on July 31, 2025. The highest bidder shall im- mediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final pay- ment. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 30 day of May, 2025. By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@AssociationAssessmentAttor- neys.com Attorneys for Plaintiff June 6, 13, 202525-00856M

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023 CA 004030 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Or- der or Final Judgment. Final Judg- ment was awarded on March 31, 2025 in Civil Case No. 2023 CA 004030, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manate- ee County, Florida, wherein, CAR- RINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIM- ING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD		OR ALIVE, WHETHER SAID UN- KNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the high- est bidder for cash at www.manaatee. realforeclose.com on July 24, 2025 at 11:00:00 AM EST the following de- scribed real property as set forth in said Final Judgment, to wit: LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D, & 6E, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, 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 23rd day of May, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 5300 West Atlantic Avenue, Suite 303 Delray Beach, FL 33484 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldridgepite.com 1100-839B June 6, 13, 202525-00855M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low 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 ad- vertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity 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, 202525-00826M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low at the location indicated: Extra Space Storage, 3708 Manate- ee 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 adver- tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the trans- action. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes pos- session of the personal property. May 30; June 6, 202525-00825M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bra- denton, 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 ad- vertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity 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, 202525-00827M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de- scribed 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 trans- action. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes posses- sion of the personal property. May 30; June 6, 202525-00830M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low 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 ad- vertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity 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, 202525-00828M		

--- PUBLIC SALES / ESTATE / ACTION ---

FOURTH 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 Peti-
tion to terminate your parental rights
and permanently commit the follow-
ing 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 HEAR-
ING.
FAILURE TO PERSONALLY AP-
PEAR AT THIS ADVISORY HEAR-
ING CONSTITUTES CONSENT TO
THE TERMINATION OF PARENTAL
RIGHTS OF THIS CHILD (OR CHIL-
DREN). IF YOU FAIL TO APPEAR
ON THE DATE AND TIME SPECI-
FIED, YOU MAY LOSE ALL LEGAL
RIGHTS AS A PARENT TO THE
CHILD OR CHILDREN NAMED IN

SECOND 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 DE-
SCRIBED:
YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband
Forfeiture Act has been filed by Peti-
tioner, 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, Bri-
an A. Iten, General Counsel, Manatee
County Sheriff's Office, at the address of
600 Hwy. 301 Blvd. W., Ste. 202, Braden-
ton, 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 at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the Com-

THIRD 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 immedi-
ately thereafter. If you fail to do so, a de-
fault 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

THIS NOTICE.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
WITNESS, my hand as Clerk of said
Court and the Seal thereof, this 25 day
of APRIL, 2025.

Angelina Colonnese,
Clerk of Court
By: (SEAL) C. Hoatland
As Deputy Clerk
May 16, 23, 30; June 6, 2025
25-00754M

plaint.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
DATED: 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

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 Cir-
cuit Court's office notified of your cur-
rent address. (You may file Designation
of Current Mailing and E-Mail Address,
Florida Supreme Court Approved Fam-
ily 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, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062,
at least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
Dated: 05/16/2025

Angelina Colonnese
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 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.storage treasures.com. Purchas-
es 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

SECOND 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 pend-
ing in the Circuit Court for Manatee
County, Florida, Probate Division, the
address of which is 1115 Manatee Ave W,
Bradenton, FL 34205. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate, on whom
a copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent

SECOND 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 pend-
ing in the Circuit Court for Manatee
County, Florida, Probate Division, the
address of which is 1111 6th Ave W, Bra-
denton, Florida 34205. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.

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-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, de-
ceased, whose date of death was Janu-
ary 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 per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS

and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
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 Cattleman 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

All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is 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

SECOND 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

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton,
FL 34207, intends to hold an auction of the goods stored in the following units
to satisfy the lien of the owner. The sale will occur as an online auction via www.
selfstorageauction.com on 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 Ralphie 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 pur-
chase 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

SECOND INSERTION

NOTICE OF SHERIFF'S SALE
GIVEN THAT pursuant to a Writ of Execution issued by
the Manatee Circuit Court of Manatee County, Florida, on the 11th day of De-
cember, 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 DEFEN-**
DANT, William G Schlotthauer William G Schlotthauer PA and Christina Schlot-
thauer, 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, Braden-
ton, 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 disabili-
ties needing a special accommodation to participate in this proceeding should con-
tact 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

SECOND 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 Divi-
sion, the address of which is 1115 Manatee
Avenue West, Bradenton, Florida
34205. The names and addresses of the
personal representative and the per-
sonal representative's attorney are set
forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.221, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE
TIME PERIODS SET FORTH
ABOVE, ANY CLAIM FILED TWO
(2) YEARS OR MORE AFTER THE
DECEDENT'S DATE OF DEATH IS
BARRED.
The date of first publication of this
notice is 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 ---

SECOND 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 de-

mands 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

SECOND 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

SECOND 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" Colonnese, 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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWELFTH JUDICIAL
CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA
Clerk Case No. 2025 CA 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 de-

manded in the Complaint.

In and for Manatee County:

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

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

DATED: 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

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT OF
FLORIDA IN AND FOR MANATEE
COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO.
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:

SECOND 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 County, 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 un-matured, 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 un-liquidated 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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
GENERAL JURISDICTION
DIVISION
CASE NO. 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 Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on 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

SECOND 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

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

SECOND 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

SECOND 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.storage treasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
May 30; June 6, 2025 25-00829M

SAVE



TIME

Email your Legal Notice

legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SOUTH

Business Observer

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