

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 GRAY mobile home bearing vehicle identification number 13547 and all personal items located inside the mobile home. Last Tenant: Thomas Emery Frye. Sale to be held at: Pescara Lake, Inc, 570 57th Avenue West, Bradenton, Florida 34207, (941)-756-8702. June 13, 20, 202525-00915M
FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Jersey Girl Bagels too located at 13415 Saw Palm Creek Tr, in the County of Manatee, in the City of Bradenton, Florida 34211 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Bradenton, Florida, this 11th day of June, 2025. K&E JGB LLC June 13, 202525-00918M
FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Real Property Management Coastline located at 1201 6th Ave W #100 in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 10th day of June, 2025. Shepherd's Holdings, LLC June 13, 202525-00908M
FIRST INSERTION
<b>NOTICE OF BUDGET WORKSHOP DW Bayview Community Development District</b>  NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a Budget Workshop of its Board of Supervisors (the "Board") on July 11, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.  A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.  There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the Meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.  Each person who decides to appeal any decision made by the Board with respect to any matter considered at the Meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.  Stephanie DeLuna District Manager DW Bayview Community Development district June 13, 202525-00899M
FIRST INSERTION
<b>NOTICE OF BOARD MEETING WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT</b>  Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on <b>June 26, 2025, at 6:00 PM</b> at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.  The meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for these meetings may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at https://www.weedd.org. These meetings may be continued to a date, time, and place to be specified on the record at the meeting.  Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or jgreenwood@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.  Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.  Each person who decides to appeal any action taken at these meetings 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.  Jason Greenwood, District Manager Governmental Management Services - Tampa, LLC June 13, 202525-00902M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1968 CHAM mobile home bearing vehicle identification number 268L0810223 and all personal items located inside the mobile home. Last Tenant: Yvette Marie Switzer. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080. June 13, 20, 202525-00914M
FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> Notice is hereby given that on 06/27/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1977 CARR mobile home bearing vehicle identification number 4757 and all personal items located inside the mobile home. Last Tenant: Cirino Espinoza and Laura Esther Delgado. Sale to be held at: Bradenton Estates, 14190 26th Avenue W, Bradenton, Florida 34205, 941-301-8865. June 13, 20, 202525-00906M
FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of INSPIRATION ACADEMY located at 7900 40TH AVE W in the City of BRADENTON, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 6th day of June, 2025. 21ST CENTURY CHURCH INC ROLAND PORTNER June 13, 202525-00896M
FIRST INSERTION
<b>NOTICE OF ADVERTISEMENTS AND PUBLIC NOTICES</b> NOTICE IS HEREBY GIVEN, that the Manatee County Sheriff's Office intends to digitally publish legally required advertisements and public notices on its website pursuant to Chapter 50, Florida Statutes. Public Notices and Legal Advertisements for the Manatee County Sheriff's Office can be found at https://www.manateesheriff.com under "MEDIA," "PUBLICATIONS & REPORTS," "LEGAL NOTICES." Alternatively, you may opt to receive legal advertisements and public notices from the Manatee County Sheriff's Office by first-class mail or e-mail by registering your name and address or e-mail address with the agency. Requests for notices by first-class mail may be sent to MCSO, Attn: Legal Unit, 600 US Hwy 301 Blvd. West, Suite 202, Bradenton, Florida 34205. Requests for notices by electronic mail can be sent to legal@manateesheriff.com. Americans with Disabilities: The Manatee County Sheriff's Office does not discriminate upon the basis of any individual's disability status and is committed to making information on our website accessible to all individuals regardless of disability. Visit the "Accessibility Menu" of the Manatee County Sheriff's Office website. If you have difficulty accessing material on our site, please contact us directly at (941) 747-3011 ext. 2260. June 13, 202525-00907M
FIRST INSERTION
<b>PUBLIC NOTICE OF SALE</b> 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 iS-torage, 2015 8th Ave West, Palmetto, FL, 34221 Melissa Dubose-Adams J70 Washer, Chairs, Mattress, totes, Bags, Household Items. Terence McMahon G05 Washer, Dryer, Totes, Bags, Printer, Office Stuff. Lynda Milks Johnson J26 Totes, Boxes, Table, Chairs, Tool Box, Suit Cases, Miscellaneous Furniture, household items. Rodney Leon Waters J46 Lawn Maintenance Equipment, Weed Wacker, Mower, Trimmers, Bike. Amanda Kay Tiemer K231 Hover boards, boxes, grandfather clock, door, frame, totes. Tytania Cruz G15 Shoes, Cooler, Clothes, blankets, pillows, Metal Wire Baskshelf, Tv. Judith Ventresca C017 Bags, Garbage Can, Totes, Clothes, Lawn Chair. Barry Lillis Jr. F01 Boxes, safe, masseuse table, bike, fishing poles, outdoor equipment. Karen Henderson Jackson G29T Golf Clubs, Suit Cases, Travel Bags, Plastic Containers, etc. Nichole Moore-Burgess D001 TBD. Tyler Gardner A009 TBD. 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 13, 20, 202525-00897M

FIRST INSERTION
<b>PUBLIC NOTICE</b> Effective June10, 2025, Charles Stinson, DO, will no longer be providing care at Optum. Patients of Dr. Stinson may continue care at Optum - Palmetto. Patients can obtain copies of their medical records at: Optum - Palmetto 1120 10th Street E Palmetto, FL 34221 Phone: 1-941-847-7903 Fax: 1-941-847-7919 June 13, 20, 27; July 4, 202525-00901M
FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes,</b> that Premier Communications, Inc. desiring to engage in business under the fictitious name of "Suncoast Shade Solutions", located at 4014 3rd Avenue East, Bradenton, FL 34208, in the County of Manatee, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated June 4, 2025 Premier Communications, Inc. June 13, 202525-00895M
FIRST INSERTION
<b>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Coffee Nerd Tools located at 7417 Rhubarb Dr 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 9th day of June, 2025. Collin Wampler June 13, 202525-00900M

PUBLISH  
YOUR  
LEGAL NOTICE

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

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

Call **941-906-9386**  
and select the appropriate County name from the menu option  
or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE

**Business  
Observer**















SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 001068</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JOHN PERRY FLINN Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 2025 CP 1131</b> <b>Judge Diana Moreland</b> <b>IN RE: ESTATE OF</b> <b>ROY EDWARDS BRIDGES</b> <b>Deceased</b> TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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:</p> <p>Marva J. Bridges Patricia L. Stephens Regina R. Bridges Pamela L. Clifton Donald C. Naymon</p>	
SECOND INSERTION	
<p><b>PUBLIC NOTICE OF SALE</b> 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.</p> <p>June 6, 13, 202525-00888M</p>	
SECOND INSERTION	
<p><b>PUBLIC NOTICE OF SALE</b> 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.</p> <p>June 6, 13, 202525-00889M</p>	
SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 41-2024-CA-001060</b> <b>ATHENE ANNUTTY AND LIFE</b> <b>COMPANY, Plaintiff, vs.</b> <b>JACQUELIN E. JONES, et al.</b> <b>Defendant(s).</b> 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 ANNUTTY AND LIFE COMPANY is the Plaintiff and JACQUELIN E. JONES; LEGACY MORTGAGE ASSET TRUST 2020-SL1 MORTGAGE-BACKED NOTES, SERIES 2020-SL1, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE; LEXINGTON HOME-OWNERS' 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 24, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 132, LEXINGTON, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 155 THROUGH 172, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE</p>	
<p>COUNTY, FLORIDA. 11405 57TH STREET E, PARRISH, FL 34219 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 3 day of June, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE &amp; PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: fmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-146464 - MaM June 6, 13, 202525-00883M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001238-AX</b> <b>IN RE: ESTATE OF</b> <b>KARL R. KOHLMAIER</b> <b>Deceased.</b> The administration of the estate of KARL R. KOHLMAIER, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>LILLIAN G. KOHLMAIER</b> 6909 Conestoga Place University Park, FL 34201 Attorney for Personal Representative: Neil R. Covert, Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com June 6, 13, 202525-00857M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001157</b> <b>IN RE: ESTATE OF</b> <b>GORDON JONES FORSYTHE, JR.,</b> <b>aka GORDON J. FORSYTHE, JR.,</b> <b>Deceased.</b> The administration of the estate of GORDON JONES FORSYTHE, JR., also known as GORDON J. FORSYTHE, JR., deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 6, 2025.</p> <p><b>RYAN G. FORSYTHE</b> <b>Personal Representative</b> 181 Lakeshore Drive Winchendon, MA 01475 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com June 6, 13, 202525-00858M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000892-AX</b> <b>IN RE: ESTATE OF</b> <b>COLLENE LYNETTE NESS,</b> <b>Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a</p>	
SECOND INSERTION	
<p><b>NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)</b> (Certified Mail, Return Receipt Required and by Regular Mail) 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 CMR#: 9589-0710-5270-0136-5673-06</p> <p>When you vacated the premises at 900 9th Avenue East; Lot #177, Palmetto, FL 34221, the following personal property remained:</p> <p>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</p>	
SECOND INSERTION	
<p><b>NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)</b> (Certified Mail, Return Receipt Required and by Regular Mail) 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 CMR#: 9589-0710-5270-0136-5673-06</p> <p>When you vacated the premises at 900 9th Avenue East; Lot #177, Palmetto, FL 34221, the following personal property remained:</p> <p>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</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001151</b> <b>IN RE: ESTATE OF</b> <b>ERIC LEE AUSTIN</b> <b>Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>PASCO RICH AUSTIN, JR.</b> 290 East Park Lane Lake Alfred, Florida 33850 Attorney for Personal Representative: JOHN FERRARI, JR. , Attorney Florida Bar Number: 111132 Ferrari, Butler &amp; Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfi.com Secondary E-Mail: pollyb@elderlegalfi.com June 6, 13, 202525-00873M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 1154</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SARAH A. ROBERTS</b> <b>Deceased.</b> The administration of the estate of Sarah A. Roberts, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Doris Diaz</b> 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, 202525-00874M</p>	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000892-AX</b> <b>IN RE: ESTATE OF</b> <b>COLLENE LYNETTE NESS,</b> <b>Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001157</b> <b>IN RE: ESTATE OF</b> <b>GORDON JONES FORSYTHE, JR.,</b> <b>aka GORDON J. FORSYTHE, JR.,</b> <b>Deceased.</b> The administration of the estate of GORDON JONES FORSYTHE, JR., also known as GORDON J. FORSYTHE, JR., deceased, whose date of death was December 27, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 6, 2025.</p> <p><b>RYAN G. FORSYTHE</b> <b>Personal Representative</b> 181 Lakeshore Drive Winchendon, MA 01475 Robert D. Hines, Esq. Attorney for Personal Representative Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com June 6, 13, 202525-00858M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001151</b> <b>IN RE: ESTATE OF</b> <b>ERIC LEE AUSTIN</b> <b>Deceased.</b> 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>PASCO RICH AUSTIN, JR.</b> 290 East Park Lane Lake Alfred, Florida 33850 Attorney for Personal Representative: JOHN FERRARI, JR. , Attorney Florida Bar Number: 111132 Ferrari, Butler &amp; Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfi.com Secondary E-Mail: pollyb@elderlegalfi.com June 6, 13, 202525-00873M</p>	
SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 1154</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SARAH A. ROBERTS</b> <b>Deceased.</b> The administration of the estate of Sarah A. Roberts, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Doris Diaz</b> 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, 202525-00874M</p>	

SECOND INSERTION	
<p><b>NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)</b> (Certified Mail, Return Receipt Required and by Regular Mail) 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 CMR#: 9589-0710-5270-0136-5673-06</p> <p>When you vacated the premises at 900 9th Avenue East; Lot #177, Palmetto, FL 34221, the following personal property remained:</p> <p>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</p>	
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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 1154</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SARAH A. ROBERTS</b> <b>Deceased.</b> The administration of the estate of Sarah A. Roberts, deceased, whose date of death was April 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 6, 2025.</p> <p><b>Personal Representative:</b> <b>Doris Diaz</b> 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, 202525-00874M</p>	



--- ACTIONS / SALES / PUBLIC SALES ---

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No.: 24-CA-1273</b> <b>CITY OF BRADENTON,</b> <b>Plaintiff, v.</b> <b>NEAL WILLIAMS, II,</b> <b>Defendant(s),</b> 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.manatee.realforeclose.com at 11:00 a.m. on August 5, 2025 the following described	properties set forth in said Final Judgment to wit: Lot 11, Block C, BRADEN RIVER 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 interest 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 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 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

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO.</b> <b>412023CA000557CAAXMA</b> <b>U.S. BANK NATIONAL</b> <b>ASSOCIATION, NOT IN ITS</b> <b>INDIVIDUAL CAPACITY BUT</b> <b>SOLELY AS INDENTURE</b> <b>TRUSTEE, FOR THE HOLDERS</b> <b>OF THE CIM TRUST 2021-R2,</b> <b>MORTGAGE-BACKED NOTES,</b> <b>SERIES 2021-R2,</b> <b>Plaintiff, vs.</b> <b>THE UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEVISEES,</b> <b>GRANTEES, ASSIGNEES,</b> <b>LIENORS, CREDITORS,</b> <b>TRUSTEES AND ALL OTHERS</b> <b>WHO MAY CLAIM AN INTEREST</b> <b>IN THE ESTATE OF CHARLES M.</b> <b>PALUSAK, DECEASED, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 07, 2025, and entered in 412023CA000557CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCES-	SOR-IN-INTEREST TO 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 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF 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.manatee.realforeclose.com, at 11:00 AM, on June 24, 2025, the following 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 141 OF THE PUBLIC RECORDS OF MANATEE 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 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 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

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 25-CC-000954</b> <b>WILLOWBROOK CONDOMINIUM</b> <b>ASSOCIATION, INC.,</b> <b>Plaintiff vs.</b> <b>TONY CARPENTER, DECEASED,</b> <b>AND THE UNKNOWN HEIRS,</b> <b>DEVISEES, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES, OR</b> <b>OTHER CLAIMANTS CLAIMING</b> <b>BY, THROUGH, UNDER OR</b> <b>AGAINST TONY CARPENTER</b> <b>Defendants.</b> TO: TONY CARPENTER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST TONY CARPENTER YOU ARE NOTIFIED that an action for foreclosure on the following property in Manatee County, Florida: Unit 1201, Building 12, Phase 2, WILLOWBROOK a Condominium, 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 Manatee 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 before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you	may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court 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

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.:</b> <b>2025-CA-000544-AX</b> <b>FREEDOM MORTGAGE</b> <b>CORPORATION</b> <b>PLAINTIFF, VS.</b> <b>DAVID HILL, ET AL.,</b> <b>DEFENDANT(S).</b> 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 following 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 Public Records of Manatee County, Florida. has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney 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 demanded in the complaint In and for Manatee County:	If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court this 3rd day of June, 2025. ANGELINA COLONNESSO As Clerk of Court (SEAL) By: Kris Gaffney As Deputy Clerk 25FL373-0094 June 6, 13, 202525-00877M

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE COUNTY COURT, TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2022-SC-006309</b> <b>FLORIDA ROOF AND SOLAR</b> <b>CONTRACTORS, INC,</b> <b>a Florida corporation,</b> <b>Plaintiff, v.</b> <b>HENRY BROWN and</b> <b>EARLENE BROWN, husband and</b> <b>wife,</b> <b>Defendant.</b> 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, Palmetto, 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 Public 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 accordance with Chapter 45, Florida Statutes. ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. June 6, 13, 202525-00866M

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No. 2024-CC-004330</b> <b>BAYSHORE ON THE LAKE</b> <b>CONDOMINIUM APARTMENT</b> <b>OWNERS, INC., a Florida not for</b> <b>profit corporation,</b> <b>Plaintiff, vs.</b> <b>MARIA DEL CARMEN ROJAS</b> <b>GRISALES, UNKNOWN SPOUSE</b> <b>OF MARIA DEL CARMEN</b> <b>ROJAS GRISALES, UNKNOWN</b> <b>TENANT(S),</b> <b>Defendants.</b> 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 APARTMENTS, SECTION 1, A CONDOMINIUM THEREOF RECORDED IN O.R. BOOK 659, PAGE 469, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM 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.manatee.realforeclose.com, 11:00 A.M. on July 31, 2025. The highest bidder shall immediately 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 payment. 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 INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 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@AssociationAssessmentAttorneys.com Attorneys for Plaintiff June 6, 13, 202525-00856M

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> <b>PURSUANT TO CHAPTER 45</b> <b>IN THE CIRCUIT COURT OF THE</b> <b>TWELFTH JUDICIAL CIRCUIT</b> <b>IN AND FOR MANATEE COUNTY,</b> <b>FLORIDA</b> <b>CASE NO.: 2023 CA 004030</b> <b>CARRINGTON MORTGAGE</b> <b>SERVICES, LLC,</b> <b>Plaintiff, VS.</b> <b>ALAIN L. ZERBINI A/K/A ALAIN</b> <b>ZERBINI A/K/A ALAIN LOUIS</b> <b>ZERBINI; UNKNOWN SPOUSE OF</b> <b>ALAIN L. ZERBINI A/K/A ALAIN</b> <b>ZERBINI N/K/A MARGARET;</b> <b>COVERED BRIDGE ESTATES</b> <b>COMMUNITY ASSOCIATION,</b> <b>INC.; ANY AND ALL UNKNOWN</b> <b>PARTIES CLAIMING BY,</b> <b>THROUGH, UNDER AND</b> <b>AGAINST THE HEREIN NAMED</b> <b>INDIVIDUAL DEFENDANT(S)</b> <b>WHO ARE NOT KNOWN TO BE</b> <b>DEAD OR ALIVE, WHETHER</b> <b>SAID UNKNOWN PARTIES</b> <b>MAY CLAIM AN INTEREST AS</b> <b>SPOUSES, HEIRS, DEVISEES,</b> <b>GRANTEES, OR OTHER</b> <b>CLAIMANTS</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment 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 Manatee County, Florida, wherein, CARRINGTON 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 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 are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on July 24, 2025 at 11:00:00 AM EST the following described 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, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 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

SECOND INSERTION		
<b>PUBLIC NOTICE OF SALE</b> 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		

SECOND INSERTION		
<b>PUBLIC NOTICE OF SALE</b> 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, 8400 Cortez Road W, Bradenton, FL, 34210 359 totes boxes shelving misc household items. 536 ac units furniture bbq grill misc household items. 1119 chairs shelving wrapped boxes blanket wrapped items large unknown item. 644 Kayak shop tools and equipment toolbox mattress tote. 639 furniture appliances coffee and end tables. 1208 Boxes Drawers Carry bags table small dresser Baskets misc items. 225 boxes bags totes. 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, 202525-00867M		

SECOND INSERTION		
<b>PUBLIC NOTICE OF SALE</b> 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, 4305 32nd Street West, Bradenton, FL, 34205 Jonathan Thompson 01648 Computer chair, tarp, box of nails, bucket, saw, roll of carpet, sink,. Leisha Rolon 01393 Twin bed frames, washer, dryer, bikes, mattresses, desk chair, boxes, bike wagon, suitcase. Andrew Scott 02009 Crate, case. Jason Washburn 01269 Totes, dolly, beach chair, house plant, ladder, boxes, mis 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		

SECOND INSERTION		
<b>PUBLIC NOTICE OF SALE</b> 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, 4660 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, 202525-00887M		