

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	
NOTICE OF RULEMAKING REGARDING THE RULES OF PROCEDURE OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT	286.0114, 287.017, 287.055 and 287.084, <i>Florida Statutes</i> .
A public hearing will be conducted by the Board of Supervisors (“ <b>Board</b> ”) of the Riversong Community Development District (“ <b>District</b> ”) on <b>July 24, 2025, at 10:00 a.m. at the Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219.</b>	A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager’s Office at Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone (561) 571-0010 (“ <b>District Manager’s Office</b> ”).
In accord with Chapters 120 and 190, <i>Florida Statutes</i> , the District hereby gives the public notice of its intent to adopt its proposed Rules of Procedure. The purpose and effect of the proposed Rules of Procedure is to provide for efficient and effective District operations and to ensure compliance with recent changes to Florida law. Prior notice of rule development was published in the Bradenton Herald on June 18, 2025.	Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), <i>Florida Statutes</i> , must do so in writing within twenty-one (21) days after publication of this notice to the District Manager’s Office.
The Rules of Procedure may address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings, competitive purchase including procedures under the Consultants’ Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services, and protests with respect to proceedings, as well as any other area of the general operation of the District.	This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, staff or Supervisors may participate in the public hearing by speaker telephone.
Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, <i>Florida Statutes</i> . The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 112.3146, 112.3145, 119.07, 119.0701, 189.053, 189.069(2)(a), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(15), 190.033, 190.035, 218.33, 218.391, 255.05, 255.0518, 255.0525, 255.20, 286.0105, 286.011, 286.0113,	Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this hearing 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 at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager’s Office.
	Kristen Suit, District Manager Riversong Community Development District June 20, 202525-00963M

FIRST INSERTION	
Notice of Public Hearing and Board of Supervisors Meeting of the Stonegate Preserve Community Development District	
The Board of Supervisors (the “ <b>Board</b> ”) of the Stonegate Preserve Community Development District (the “ <b>District</b> ”) will hold a public hearing and a meeting on July 24, 2025, at 11:00 a.m. at Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish, Florida 34219.	
The purpose of the public hearing is to receive public comments on the proposed adoption of the District’s fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the “ <b>O&amp;M Assessments</b> ”).	
At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.	
A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District’s website at least 2 days before the meeting <a href="http://www.stonegatepreservecdd.net">www.stonegatepreservecdd.net</a> , or may be obtained by contacting the District Manager’s office via email at <a href="mailto:sbrizendine@rizzetta.com">sbrizendine@rizzetta.com</a> or via phone at (813) 533-2950.	
The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.	

Land Use	Total # of Units / Acres	EAU Factor	Proposed Annual O&M Assessment (including collection costs / early payment discounts)
Single Family 50’	161	1.00	\$1,293.83
Single Family 55’	282	1.10	\$1,423.22
Single Family 65’	223	1.30	\$1,681.98
Townhomes	124	0.40	\$517.53

The O&M Assessments (in addition to debt assessments, if any) will appear on the November 2025 county property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.

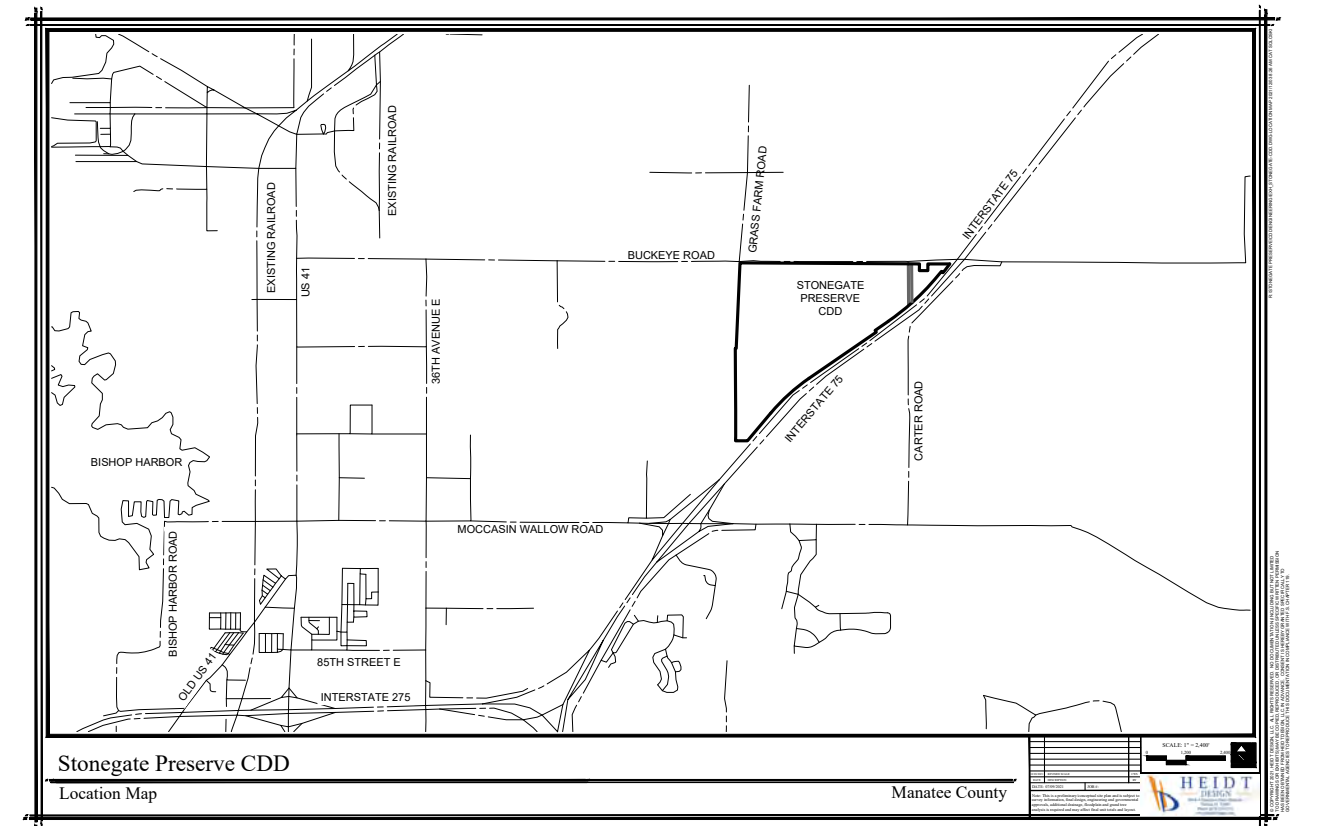
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District’s assessments will cause a tax certificate to be issued against the property which may result in a loss of title or a foreclosure action to be filed against the property. All affected property owners have the right to appear at the public hearing and to file written objections with the District within 20 days of publication of this notice.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager’s office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 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 public hearing or 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.

Scott Brizendine  
District Manager



June 20, 202525-00964M

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage,4805 96th ST E palmetto Fl 34221 on 7-10-25 at 9:30 AM Edward White-Household The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00943M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 9419 Moccasin Wallow Rd Parrish, FL 34219 on July 10th, 2025 at 11:00 AM Ravon Frost - Household Ravon Frost - Kids Toys Christian Gorder - holiday stuff and car stuff Autumn Osada - Household items The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00944M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on July 10, 2025 , at 10:00 AM. Barbara Oliver – Boxes, Furniture Salvatore Sclafani – Household goods Porsha Handy – Washer, Dryer,Furniture The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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 June 20, 27, 202525-00945M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 07/10/2025 at 9: 30 AM Ryan Evans - TV, Boxes, game boxes, books Stacy Ruminer - 10x20 dads stuff tv tv bins bed chest Kristine Gorris - King Size Bed frame, bedroom furniture, dining room table 4 chairs Anna Gill - Boxes and furniture The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00946M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of LESLIE ANN SNYDER, if deceased any unknown heirs or assigns, will, on July 11, 2025, at 10:00 a.m., at 4918 14th Street West, Lot #A20, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109: 1964 STAR MOBILE HOME, VIN: FDNBXMFO0721, TITLE NO.: 0002156384, and all other personal property located therein PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#10108-2717) June 20, 27, 202525-00977M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 7/7/25 at 11:00am, the following Personal Property will be sold at public auction pursuant to F.S. 715.109: 1963 FORT VIN # 101103. Last known tenants: Milagro Anton and Sergio Mercado. Sale to be held at: Bedrock Southern Pines, LLC, 925 301 BLVD East Lot 79, Bradenton, FL 34203 (Manatee County) (813) 906-5310 June 20, 27, 202525-00949M	

FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Poinciana Pools located at 4529 51st St. E. in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 12th day of June, 2025. Todd Hubbard, LLC June 20, 202525-00954M	

FIRST INSERTION	
FICTITIOUS NAME NOTICE	
Notice is hereby given that JOHN GHANAYEM, RYAN CARTER, JOHN BRENNAN, OWNERS, desiring to engage in business under the fictitious name of GRAND AQUA POOLS located at 15812 TRADEWIND TER, BRADENTON, FLORIDA 34211 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. June 20, 202525-00966M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 7/10/2025 at 9: 30 AM Eduardo Amaro - household goods, furniture, boxes The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00967M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 5305 Manatee Ave W, Bradenton Fl, 34209 on 7-10-25 at 9:30am. Those in Auction: Matthew Sevier - Kayak, multiple life vest, and paddles Destinee Wynn - Household Goods, Furniture, TV, Stereo Equipment The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00948M	

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 07/10/2025 9:30am Lisa Slitzker - Household goods, personal effects Marisol More - Miscellaneous items, household items, clothing, boxes James cummings - Clothes, fan, TV, bike Steven Prunet - Stuff Dorothy Coutermarsh - Personal effects Davillien Pierre - Miscellaneous household items Davillien Pierre - Miscellaneous household items The auction will be listed and advertised on <a href="http://www.storagetreasures.com">www.storagetreasures.com</a> . 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. June 20, 27, 202525-00947M	

HOW TO PUBLISH YOUR

LEGAL NOTICE

IN THE BUSINESS OBSERVER

CALL 941-906-9386

and select the appropriate County name from the menu option

OR

e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Business Observer

4720 1M



--- PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION

NOTICE OF HOUSE COMMITTEE MEETING  
OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT  
BOARD OF SUPERVISORS

The Board of Supervisors of the Waterlefe Community Development District will hold a special House Committee Meeting for the Waterlefe Community Development, at 2:00 PM on June 25, 2025, at the Waterlefe Golf Club at 1022 Fishhook Cove, Bradenton, Florida 34212.

There may be occasions when one or more Supervisors or committee members will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this joint special meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting

FIRST INSERTION

MANDARIN GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Mandarin Groves Community Development District ("District") will hold the following two public hearings and a special meeting on August 7th, 2025, at 2 p.m., Country Inn Suites, 5610 Manor Hill Lane, Bradenton, Florida 34203.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$291,826.88 in gross revenue, plus another \$283,349 that may be funded through a deficit funding agreement. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment *
SF Lot	298	1.0	\$979.28

\*Amounts may additionally include early payment discounts and collection costs.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt

the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the special meeting with respect to any matter considered at the meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

Waterlefe Community Development District

Ruben Durand  
District Manager  
June 20, 202525-00970M

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Puddle Pools located at 5281 69th Street East, PMB# 117 in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of June, 2025.

Lewis Family Home Services LLC  
Aaron Lewis  
June 20, 202525-00987M

FIRST INSERTION

Notice Under Fictitious Name Law  
According to Florida Statute  
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Captured with Grace located at 16235 Pine Mist Dr in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of June, 2025.

Grace McCollum  
June 20, 202525-00981M

FIRST INSERTION

MANDARIN GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Mandarin Groves Community Development District ("District") will hold the following two public hearings and a special meeting on August 7th, 2025, at 2 p.m., Country Inn Suites, 5610 Manor Hill Lane, Bradenton, Florida 34203.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than \$291,826.88 in gross revenue, plus another \$283,349 that may be funded through a deficit funding agreement. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment *
SF Lot	298	1.0	\$979.28

\*Amounts may additionally include early payment discounts and collection costs.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt

FIRST INSERTION

MANDARIN GROVES COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET; NOTICE OF PUBLIC HEARING TO CONSIDER THE IMPOSITION OF OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, ADOPTION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("Board") for the Mandarin Groves Community Development District ("District") will hold the following two public hearings and a special meeting on August 7th, 2025, at 2 p.m., Country Inn Suites, 5610 Manor Hill Lane, Bradenton, Florida 34203.

The first public hearing is being held pursuant to Chapter 190, Florida Statutes, to receive public comment and objections on the District's proposed budget ("Proposed Budget") for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, Florida Statutes, to consider the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

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Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment *
SF Lot	298	1.0	\$979.28

\*Amounts may additionally include early payment discounts and collection costs.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt

service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Rizzetta & Company, Inc., 9428 Camden Field Parkway, Riverview, Florida 33578 Ph: (813) 533-2950 ("District Manager's Office")**. The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations 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.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or 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. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



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TAX DEEDS

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FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1217 Tax Deed #:2025TD000038 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1217 Year of Issuance 2023 Description of Property LOT(S) 12, OAKLEY SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGE(S) 189-194. OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#8122.1080/5 Parcel ID Number 812210805 Property Address: 3104 56TH AVE E ELLENTON, FL 34222 Names in which assessed: LINDA DOBARGANES, MARCOS DOBARGANES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00936M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1332 Tax Deed #:2025TD000010 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1332 Year of Issuance 2023 Description of Property LOT 7, RIVER POINT OF MANATEE, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 28, PAGES 99 THROUGH 107, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#10517.0040/7 Parcel ID Number 1051700407 Property Address: 4111 3RD AVE E BRADENTON, FL 34208 Names in which assessed: JEFFREY SCOTT LINN TRUSTEE OF THE WANETA I. LINN REVOCABLE TRUST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00940M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2815 Tax Deed #:2025TD000018 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2815 Year of Issuance 2023 Description of Property LOT 16 AND LOT 17, LESS THE N 10 FT OF LOT 17, BLK A OF ARDMORE SUB, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 72, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#26760.0000/9 Parcel ID Number 2676000009 Property Address: 1309 11TH AVE W PALMETTO, FL 34221 Names in which assessed: DARRELL SHARTZER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00927M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3614 Tax Deed #:2025TD000029 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3614 Year of Issuance 2023 Description of Property LOT 11 AND THE W 1/2 OF LOT 12, BLK A, FRED BAUMER'S SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 160, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#47155.0000/7 Parcel ID Number 4715500007 Property Address: 1120 30TH AVE E BRADENTON, FL 34208 Names in which assessed: ELISA G LUNA, JESUS CASTANE-DA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00938M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2702 Tax Deed #:2025TD000014 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2702 Year of Issuance 2023 Description of Property LOT 18, BLK F, PALMETTO ESTATES ACCORDING TO THE MAP OR PLAT THEREOF RECORDED IN PLAT BOOK 51, PAGES 20 THROUGH 29, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY P1#25708.0890/9 Parcel ID Number 2570808909 Property Address: 2230 10TH AVE E PALMETTO, FL 34221 Names in which assessed: ROBERT L. DEL-FAVERO, WILIAM R DEL-FAVERO All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00931M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2807 Tax Deed #:2025TD000017 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2807 Year of Issuance 2023 Description of Property LOT 13, 14 AND THE N 10 FT OF LOT 15, BLK G, OF REPLAT OF ROYAL COURT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 79, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#26638.0000/7 Parcel ID Number 2663800007 Property Address: 1431 8TH AVE W PALMETTO, FL 34221 Names in which assessed: ANNA ALVAREZ-SARMIENTO, ANTONIO G. ALVAREZ JR, MARIE O. ALVAREZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00926M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1770 Tax Deed #:2025TD000011 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1770 Year of Issuance 2023 Description of Property LOTS 23 AND 24, BLK J, HILL PARK SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 64, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#16193.0000/5 Parcel ID Number 1619300005 Property Address: 3604 18TH ST E BRADENTON, FL 34208 Names in which assessed: ERICA MALAVE DE JESUS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00929M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-288 Tax Deed #:2025TD000022 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-288 Year of Issuance 2023 Description of Property THE W 663 FT OF TRACT 59, WATERBURY GRAPEFRUIT TRACTS AS PER PLAT THEREOF REC IN PB 2 PG 37 PRMCF LYING AND BEING IN SEC 15, TWN 35S, RNG 20E, MANATEE COUNTY, FL; TOGETHER WITH A 25 FT WIDE INGRESS, EGRESS & UTILITY EAS-MNT OVER AND ACROSS THE S 25 FT OF SD TRACT 59 LESS THE W 663 FT. (INST#2022441078758) P1 #3164.0660/9 Parcel ID Number 316406609 Property Address: 249TH ST E MYAKKA CITY, FL 34251 Names in which assessed: JOHN D. RUCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00941M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2206 Tax Deed #:2025TD000013 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2206 Year of Issuance 2023 Description of Property UNIT 236, PHASE B, PINEHURST VILLAGE, SECTION ONE, PHASES B & G, A CONDO ACCORDING TO THE DEC OF CONDO THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 1390, PAGE 6996, AS THEREAFTER AMENDED, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, TOGETHER WITH LCE ADJACENT THERE TO P1#19475.3340/0 Parcel ID Number 1947533400 Property Address: 4909 LINSEY CT SARASOTA, FL 34243 Names in which assessed: ROBERT AUDET All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00930M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2885 Tax Deed #:2025TD000021 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2885 Year of Issuance 2023 Description of Property THE S 1/2 OF LOT 10 AND ALL OF LOT 12, BLK 9, TAYLOR'S SUB, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE 267, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#28905.0000/8 Parcel ID Number 2890500008 Property Address: 710 18TH AVE W PALMETTO, FL 34221 Names in which assessed: DANIEL AUBREY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00923M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3725 Tax Deed #:2025TD000047 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3725 Year of Issuance 2023 Description of Property LOTS 7 AND 8, FERRELL PARK LESS OR 2115/3542 DESC AS FOLLOWS: LOT 7 & AMP; THE ELY 20 FT OF LOT 8 , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 7, SUBJ TO EASMNT FOR ACCESS REC IN OR 2427/1396 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. P1#48570.0005/9 Parcel ID Number 4857000059 Property Address: 29TH AVE W BRADENTON, FL 34205 Names in which assessed: GULF TO BAY LAND INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00932M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2716 Tax Deed #:2025TD000015 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2716 Year of Issuance 2023 Description of Property UNIT N-27, RIVIERA DUNES MARINA, PH 3, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 1831, PAGE 2330, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 33, PAGE 92, AS AMENDED, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND ANY AND ALL APPURTENANCES THERETO P1#25816.1635/9 Parcel ID Number 2581616359 Property Address: 3RD ST E PALMETTO, FL 34221 Names in which assessed: SEKURE LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00922M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2883 Tax Deed #:2025TD000020 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2883 Year of Issuance 2023 Description of Property LOTS 14 AND 15, BLK 4, TAYLOR'S SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 1, PAGE 267, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#28895.0000/1 Parcel ID Number 2889500001 Property Address: 1702 8TH ST W PALMETTO, FL 34221 Names in which assessed: GEORGE LENTZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00925M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3073 Tax Deed #:2025TD000024 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3073 Year of Issuance 2023 Description of Property LOTS 15 AND 16, BLK 1, WESTFIELD SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 209, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED ALLEY AS DESCRIBED IN OFFICIAL RECORDS BOOK 1072, PAGE 656, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#35283.0000/1 Parcel ID Number 3528300001 Property Address: 603 27TH ST W BRADENTON, FL 34205 Names in which assessed: LEON V INVESTMENTS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00921M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-4346 Tax Deed #:2025TD000049 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4346 Year of Issuance 2023 Description of Property LOT 34, BLK B, HEATHER HILLS ESTATES UNIT 2, TOGETHER WITH AREA MARKED "BUFFER" LYING IMMEDIATELY SAOUTH AND CONTIGUOUS TO THE ABOVE DESP PROP ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 15, PAGE(S) 39, 40, AND 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOG WITH A 1966 ELCON MOBILE HOME, VIN#51X128379, TITLE NUMBER 8780286 P1#55388.0000/3 Parcel ID Number 5538800003 Property Address: 108 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: HEATHER HILLS MHC LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00942M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2798 Tax Deed #:2025TD000041 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2798 Year of Issuance 2023 Description of Property LOT 10 BLK D SHARP AND TURNERS ADD P1#26469.0000/7 Parcel ID Number 2646900007 Property Address: 527 12TH STREET DR W PALMETTO, FL 34221 Names in which assessed: LILLIE SIMMONS, WILLIE C. SIMMONS, WILLIE C. SIMMONS JR, WILLIE SIMMONS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00937M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3414 Tax Deed #:2025TD000026 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3414 Year of Issuance 2023 Description of Property LOTS 5 AND 12, J.K. SINGELTARY'S SUB OF W.O. WILSON'S SUB A PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 35, TOWNSHIP 34 S, RANGE 17 E, A SUB ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 214A, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#43401.0000/9 Parcel ID Number 4340100009 Property Address: 1214 7TH STREET CT W UNIT A BRADENTON, FL 34205 Names in which assessed: D CRUZ INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00939M

FIRST INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-5331 Tax Deed #:2025TD000030 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5331 Year of Issuance 2023 Description of Property LOT 20, BLK 24, ILEXHURST, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 154, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH THE ELY 1/2 OF THAT VACATED ALLEY LYING W OF LOT LOT 20, BLK 24, WHICH SAID ALLEY IS BETWEEN LOT 1 AND LOT 20, BLK 24, OF SAID ILEXHURST SUB, AS PER THAT RESOLUTION NO. 367 RECORDED IN O.R. BOOK 986, PAGE 570, OF ALL THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA P1#74585.0000/1 Parcel ID Number 7458500001 Property Address: 2500 GULF DR N BRADENTON BEACH, FL 34217 Names in which assessed: 2500 GULF DR LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. June 20, 27; July 4, 11, 2025 25-00935M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER

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

Business Observer

010084



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ESTATE / PUBLIC SALES

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FIRST INSERTION	
<b>NOTICE OF UNCLAIMED FUNDS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION <b>CASE NO. 2023CP003004AX</b> <b>IN RE: THE ESTATE OF:</b> <b>HALL, DONALD C</b> <b>DECEASED</b> PLEASE TAKE NOTICE that on 6/12/2025, there was placed on deposit in this office, funds received from ANNE FOREST FAIR in the amount of \$5000.00. Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), JAMES MCFAR-	LING who is unable to be located. Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816. IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025. Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller By: Brenda Stewart Deputy Clerk June 20; July 18, 2025 25-00956M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>Case No. 2024 CP 2351</b> <b>Judge Diana Moreland</b> <b>IN RE: ESTATE OF</b> <b>LOUIS MARTIN</b> <b>Deceased</b> 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 Louis Martin, deceased, Case No. 2024 CP 2351 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 June 28, 2024; that the total value of the estate is approximately \$7,000.00, including exempt assets, and that the name of those to whom it has been assigned by such order is: Maura Martin ALL INTERESTED PERSONS ARE NOTIFIED THAT:	All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. <b>Person Giving Notice:</b> <b>MAURA MARTIN</b> 4183 Banbury Circle Parrish, Florida 34219 Attorney for Person Giving Notice: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com June 20, 27, 2025 25-00968M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 1170</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>COLTON WYATT MCQUILLEN</b> <b>Deceased.</b> 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 Colton Wyatt McQuillen, deceased, File Number 2025 CP 1170; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was March 13, 2025; that the total value of the estate is \$43,482.26 and that the names and address of those to whom it has been assigned by such order are: NAME ADDRESS Sharon McQuillen 15315 Upper Manatee River Road Bradenton, FL 34212 Bryan Scott McQuillen 15315 Upper Manatee River Road Bradenton, FL 34212	ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. <b>Person Giving Notice:</b> <b>Sharon McQuillen</b> 15315 Upper Manatee River Road Bradenton, FL 34212 Attorney for Person Giving Notice: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East Bradenton, Florida 34203 Telephone: (941) 756-6600 Email: wife@gerlinglawgroup.com June 20, 27, 2025 25-00951M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1074</b> <b>IN RE: ESTATE OF</b> <b>SUSAN M. TURLEY,</b> <b>Deceased.</b> The administration of the estate of SUSAN M. TURLEY, deceased, whose date of death was March 6, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative or cura-	tor has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: June 20, 2025. <b>David L. Turley</b> <b>Personal Representative</b> 5031 Tobermony Way Bradenton, FL 34211-8452 Jeffrey S. Goethe Florida Bar No. 0861420 Email: jgoethe@barneswalker.com Caroline M. Tschida Florida Bar No. 1064556 Email: ctschida@barneswalker.com BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Attorneys for Petitioner June 20, 27, 2025 25-00959M

FIRST INSERTION	
<b>NOTICE OF UNCLAIMED FUNDS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\ PROBATE DIVISION <b>CASE NO. 2024CP00262AX</b> <b>IN RE: THE ESTATE OF:</b> <b>MILEWSKI SR, THEODORE J</b> <b>DECEASED</b> PLEASE TAKE NOTICE that on 6/5/2025, there was placed on deposit in this office, funds received from Theodore J Milewski Jr in the amount of \$32,845.23 Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), Madison Milewski who is unable to be located.	Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816. IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025. Angelina "Angel" Colonnese, Clerk of the Circuit Court & Comptroller of the Circuit Court & Comptroller By: Brenda Stewart Deputy Clerk June 20; July 18, 2025 25-00957M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>Case No.: 25-CP-000016</b> <b>IN RE: ESTATE OF</b> <b>WILLIAM SPETH,</b> <b>Deceased.</b> The administration of the estate of William Speth, deceased, whose date of death was December 11, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or 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 June 20, 2025. <b>Kimberly Bolin</b> <b>Petitioner</b> /s/ Ehren J. Frey Ehren J. Frey, Esq. Attorney for Petitioner Florida Bar Number: 1005571 Zacharia Brown PC 26811 South Bay Drive, Unit 260 Bonita Springs, Florida 34134 Telephone: (239) 345-4545 Fax: (724) 942-6202 E-Mail: efrey@zacbrownlaw.com Secondary E-Mail: kelsy@zacbrownlaw.com June 20, 27, 2025 25-00960M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> <b>(summary administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 412025CP000937CPAXMA</b> <b>IN RE: ESTATE OF</b> <b>TIMOTHY MICHAEL CADY</b> <b>Deceased.</b> 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 Timothy Michael Cady, deceased, File Number 412025CP000937CPAXMA, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, Florida 34205; that the decedent's date of death was December 28, 2024; that the total value of the estate is \$18,438.07 and that the names and addresses of those to whom it has been assigned by such order are: NAME ADDRESS Daniel S. Cady 110 Little Killarney Beach Road Bay City, MI 48706 Patrick J. Cady 1555 S. Washington Saginaw, MI 48601 Donald J. Cady Jr. 1507 22nd Ave West Bradenton, FL 34205 Robert W. Cady 1555 S. Washington	Saginaw, MI 48601 Andrew T. Cady 90 Burley Circle Cincinnati, OH 45218 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is June 20, 2025. <b>Person Giving Notice:</b> <b>Daniel S. Cady</b> 110 Little Killarney Beach Road Bay City, MI 48706 Attorney for Person Giving Notice: Renee E. Nesbit E-mail Address: RNesbit@Nesbit-Law.com Florida Bar No. 75374 Renee E. Nesbit, Attorney At Law 8305 Laurel Lakes Way Naples, Florida 34119 June 20, 27, 2025 25-00953M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>File No. 2025CP001051AX</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JEANNINE L. DOE</b> <b>Deceased.</b> The administration of the estate of JEANNINE L. DOE, deceased, whose date of death was May 8, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 20, 2025. <b>Personal Representative:</b> <b>SCOTT ANDRLE</b> 5543 Guest Terrace Port Charlotte, Florida 33981 Attorney for Personal Representative: Jessica K Close, Esquire Attorney Florida Bar Number: 1011273 737 S. Indiana Ave., Suite B Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com June 20, 27, 2025 25-00952M	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 20, 2025. <b>Personal Representative:</b> <b>SCOTT ANDRLE</b> 5543 Guest Terrace Port Charlotte, Florida 33981 Attorney for Personal Representative: Jessica K Close, Esquire Attorney Florida Bar Number: 1011273 737 S. Indiana Ave., Suite B Englewood, FL 34223 Telephone: (941) 548-7883 Fax: (941) 841-4051 E-Mail: jclose@closelegal.com Secondary E-Mail: office@closelegal.com June 20, 27, 2025 25-00952M

FIRST INSERTION	
<b>PUBLIC NOTICE OF SALE</b> 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: Facility Address 5225 Caruso Road, Bradenton, FL 34203 Phone Number 941-216-0233 Time of Sale July 10, 2025 @ 11am Paityn Bailey Toys, couch, clothes, shoes, boxes 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. June 20, 27, 2025 25-00982M	

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO. 2025CP1102</b> <b>IN RE: ESTATE OF</b> <b>GAMAL A. CHTAY</b> <b>Deceased.</b> The administration of the estate of GAMAAL A. CHTAY, deceased, whose date of death was July 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent	and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 20, 2025. <b>Petitioner:</b> <b>ESSAF CHTAY</b> <b>C/O TIMOTHY W. GENSMER, P.A.</b> 2831 RINGLING BLVD. STE 202A SARASOTA, FL 34237 Attorney for Petitioner: TIMOTHY W. GENSMER, ESQ. TIMOTHY W. GENSMER, P.A. 2831 RINGLING BLVD, STE 202A SARASOTA, FL 34237 Telephone: 941-952-9377 Florida Bar No. 586242 June 20, 27, 2025 25-00978M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 25-CP-001275</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SARA ANNE WALDMAN Deceased.</b> The administration of the estate of SARA ANNE WALDMAN, deceased, whose date of death was September 6, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 20, 2025. <b>Personal Representative:</b> <b>JASON B. KNOPKE</b> 1040 West 187th Street Gardena, California 90248 Attorney for Personal Representative: DOROTHY L. KORSZEN, ESQUIRE Florida Bar Number: 765317 Farr Law Firm P.A. 901 Ridgewood Avenue Venice, FL 34285 Telephone: (941) 484-3000 Fax: (941) 485-5173 E-Mail: dkorszen@farr.com Secondary E-Mail: jpainchaud@farr.com June 20, 27, 2025 25-00961M

FIRST INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 001162 AX</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>HARRIETT ZAMBITO,</b> <b>Deceased.</b> The administration of the estate of Harriett Zambito, deceased, whose date of death was January 27, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. 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 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 20, 2025. <b>Personal Representative:</b> <b>Patrick Zambito</b> <b>c/o The Payne Law Group</b> 766 Hudson Ave., Suite C Sarasota, FL 34236 Attorney for Personal Representative: Teresa A. Monfils, Esq. Florida Bar Number: 1019949 PAYNE LAW GROUP PLLC 766 Hudson Ave., Suite C Sarasota, FL 34236 Telephone: (941) 487-2800 Fax: (941) 487-2801 E-Mail: tmonfils@lawnav.com Secondary E-Mail: srocha@lawnav.com June 20, 27, 2025 25-00969M



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<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2024-CP-002931AX</b> <b>IN RE: THE ESTATE OF HUGHES</b> <b>THURSTON ANGELL III A/K/A</b> <b>HUGHES ANGELL, A/K/A/ SCOTT</b> <b>ANGELL</b></p> <p>The administration of the estate of Hughes Thurston Angell III A/K/A Hughes Angell, A/K/A/ Scott Angell, deceased, whose date of death was October 18, 2022, is pending in the Circuit Court for the Twelfth Judicial Circuit of the State of Florida, in and for the County of Manatee – 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 INTERESTED PERSONS ARE NOTIFIED THAT:</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</p>	<p>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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 20, 2025.</p> <p><b>Personal Representative:</b> <b>Nancy Jamel Castro</b> 3595 Rolling Hills Lane Apopka, FL 32712 Personal Representative's Attorney Shane K. Warner - Of the Firm Attorney for the Personal Representative FSB # 92131 Warner Legal 3401 W. Cypress St., Suite 204 Tampa, FL 33607 Ph: (813) 470-6341 Fax: (888) 900-2630 Notice of Jud. R. Ad. 2.516 designated emails Email: swarner@swarnerlaw.com June 20, 27, 2025 25-00984M</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 1184</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>JOSEPH S. ENZINNA, SR.</b> <b>Deceased.</b></p> <p>The administration of the estate of Joseph S. Enzinna, Sr., deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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,</p>	<p>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 20, 2025.</p> <p><b>Personal Representative:</b> <b>Joe Enzinna, Jr</b> 592 Cedar Cove Lane Fleetwood, North Carolina 28626 Attorney for Personal Representative: Christopher D. Smith, Esq. Attorney for PR Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrissmith.com Secondary E-Mail: paralegals@chrissmith.com June 20, 27, 2025 25-00971M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-909</b> <b>Twelfth Judicial Circuit</b> <b>IN RE: ESTATE OF</b> <b>JOHN PATRICK FARRELL</b> <b>(a/k/a JOHN P. FARRELL),</b> <b>Deceased.</b></p> <p>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 John Patrick Farrell (a/k/a John P. Farrell), deceased, Case No.: 2025-CP-909 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 December 2, 2024, and whose social security number is xxx-xx-7492; that the total value of the estate is \$53,000.00, and that the name and address of those to whom it has been assigned by such order is:</p> <p>Meghan A. Farrell 10 Church Street Marlboro, New York 12542 Meghan A. Farrell, as Trustee of the John P. Farrell Trust u/a dtd. January 5, 2017 10 Church Street Marlboro, New York 12542 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the decedent and per-</p>	<p>sons having claims or demands against decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 20, 2025.</p> <p><b>Petitioner:</b> <b>Meghan A. Farrell</b> 10 Church Street Marlboro, New York 12542 John M. Compton (FL Bar #128058) Attorney for Petitioner Primary Email: jcompton@nhslaw.com Secondary Email: tpayne@nhslaw.com Norton, Hammersley, Lopez &amp; Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 June 20, 27, 2025 25-00979M</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-000992</b> <b>IN RE: ESTATE OF</b> <b>LEEburn LARRY GRIFFIS,</b> <b>Deceased.</b></p> <p>The administration of the Estate of LEEBURN LARRY GRIFFIS, deceased, whose date of death was 02/20/25, is pending in the Circuit Court 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 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 WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of Decedent and other persons having claims or de-</p>	<p>mands against Decedent's Estate must file their claims with this court WITHIN THREE (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 SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 06/20/2025.</p> <p><b>Connor Aaron Griffis,</b> <b>Personal Representative</b> <b>c/o Berlin Patten Ebling, PLLC</b> 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 /s/ MATTHEW D. UNZICKER MATTHEW D. UNZICKER, ESQ. Florida Bar Number: 1015962 BERLIN PATTEN EBLING 8433 Enterprise Circle, Suite 200 Lakewood Ranch, Florida 34202 Telephone: (941) 907-9022 Fax: (941) 907-9024 E-Mail: munzicker@berlinpatten.com Secondary E-Mail: probate@berlinpatten.com Attorneys for Connor Aaron Griffis June 20, 27, 2025 25-00989M</p>
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001233</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>LUCY F. KEMP a/k/a</b> <b>LUCY FRANCIS KEMP</b> <b>Deceased.</b></p> <p>The administration of the estate of LUCY F. KEMP a/k/a LUCY FRANCIS KEMP, deceased, whose date of death was December 6, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representatives' 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 20, 2025.</p> <p><b>Personal Representative:</b> <b>CHAD McGOWN</b> 405 Anglers Drive, A173 Steamboat Springs, CO 80487 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@elderlegalf.com Secondary E-Mail: pollyb@elderlegalf.com June 20, 27, 2025 25-00990M</p>	<p>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 20, 2025.</p> <p><b>Personal Representative:</b> <b>CHAD McGOWN</b> 405 Anglers Drive, A173 Steamboat Springs, CO 80487 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@elderlegalf.com Secondary E-Mail: pollyb@elderlegalf.com June 20, 27, 2025 25-00990M</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-909</b> <b>Twelfth Judicial Circuit</b> <b>IN RE: ESTATE OF</b> <b>JOHN PATRICK FARRELL</b> <b>(a/k/a JOHN P. FARRELL),</b> <b>Deceased.</b></p> <p>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 John Patrick Farrell (a/k/a John P. Farrell), deceased, Case No.: 2025-CP-909 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 December 2, 2024, and whose social security number is xxx-xx-7492; that the total value of the estate is \$53,000.00, and that the name and address of those to whom it has been assigned by such order is:</p> <p>Meghan A. Farrell 10 Church Street Marlboro, New York 12542 Meghan A. Farrell, as Trustee of the John P. Farrell Trust u/a dtd. January 5, 2017 10 Church Street Marlboro, New York 12542 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the decedent and per-</p>	<p>sons having claims or demands against decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE 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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 20, 2025.</p> <p><b>Petitioner:</b> <b>Meghan A. Farrell</b> 10 Church Street Marlboro, New York 12542 John M. Compton (FL Bar #128058) Attorney for Petitioner Primary Email: jcompton@nhslaw.com Secondary Email: tpayne@nhslaw.com Norton, Hammersley, Lopez &amp; Skokos, P.A. 1819 Main Street, Suite 610 Sarasota, Florida 34236 Telephone: (941) 954-4691 June 20, 27, 2025 25-00979M</p>

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878\_V28







--- ACTIONS / SALES ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
**Case No. 2025CA000785AX**  
**Freedom Mortgage Corporation Plaintiff, vs.**  
**The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christopher M. Dockweiler, Deceased; Hannah Renee Davis a/k/a Hannah R. Davis a/k/a Hannah R. Olguin; Heritage Harbour Master Association, Inc. Defendants.**  
TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Christopher M. Dockweiler, Deceased  
Last Known Address: Unknown  
YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 404, HERITAGE HARBOUR, SUBPHASE J, UNIT 3B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 57, PAGE(S) 25 THROUGH 32, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, Esquire, Brock & Scott,

PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS

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 on June 18 2025.

Angelina Colonnese  
As Clerk of the Court  
By As Deputy Clerk

File # 25-F01008  
June 20, 27, 2025 25-00991M

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. 412023CA003339CAAXMA**  
**U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16N, Plaintiff, vs.**  
**ELI A. MUNOZ AND MARCIAL E. SOLORZANO, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 09, 2025, and entered in 412023CA003339CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2007-16N is the Plaintiff and ELI A. MUNOZ; UNKNOWN SPOUSE OF ELI A. MUNOZ; MARCIAL E. SOLORZANO; UNKNOWN SPOUSE OF MARCIAL E. SOLORZANO 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 July 10, 2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL A:  
WEST 35.0 FEET OF LOT 6, BUCKEYE MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PARCEL B:  
LOT 6, LESS THE WEST 35.0 FEET, BUCKEYE MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGES 1 AND 2, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.  
315-317 58TH AVE 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 17 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  
22-036901 - MiM  
June 20, 27, 2025 25-00985M

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**Case No.: 2025 CA 1197 AX**  
**Agency Case No.: 2025-009634**  
**IN RE: FORFEITURE OF: FIFTEEN THOUSAND NINE HUNDRED NINETY-SEVEN DOLLARS (\$15,997.00) IN U.S. CURRENCY**  
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FIFTEEN THOUSAND NINE HUNDRED NINETY-SEVEN DOLLARS (\$15,997.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be

entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

DATED: 6/16/2025

ANGELINA COLONNESO,  
CLERK OF THE CIRCUIT COURT  
MANATEE COUNTY, FLORIDA  
1115 Manatee Avenue West  
Bradenton, FL 34205  
(Seal) BY: Kris Gaffney  
Deputy Clerk

June 20, 27, 2025 25-00975M

FIRST INSERTION

**NOTICE OF ACTION**  
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
**CASE NO. 2025 CC 001777**  
**THE LAKES III CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.**  
**ANDREW R. DeGRAW; UNKNOWN TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; AND TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants.**  
TO: ANDREW R. DeGRAW; UNKNOWN TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; AND TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION

The property herein described is as follows:

Unit 134, The Lakes III, a Condominium according to the Declaration of Condominium, there-of recorded in Official Records Book 1119, Pages 0529 through 0612, and any amendments thereto, and Condominium Plat Book 18, Pages 177 through 179, and any amendments thereto, Public Records of Manatee County, Florida. Together with Carport 19.

With a street address of 3810 75th Street West, Unit 134, Bradenton, FL 34209.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, , and you are required to serve a copy of your written defenses, if any, to it on Michelle A. Rowe, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered

against you for the relief prayed for in the Complaint or Petition.

This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER MANATEE EDITION.

In and for Manatee County:

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

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

WITNESS my hand and seal of said court at Bradenton, Manatee County, Florida on this 17th day of June, 2025.

Angelina "Angel" Colonnese  
Clerk of the Court  
By: K. Gaffney  
As Deputy Clerk

Attorney for Plaintiff:  
MICHELLE A. ROWE, ESQUIRE  
Florida Bar No. 0036605  
Bobby L. Reynolds, Esquire  
Florida Bar No. 44821  
The Law Offices of  
Lobeck & Rowe, P.A.  
2033 Main Street, Suite 403  
Sarasota, Florida 34237-6063  
(941) 955-5622 / Fax: (941) 951-1469  
Designated E-Mail Addresses:  
Primary: mrowe@lobeckrowe.com  
Secondary: breynolds@lobeckrowe.com  
Tertiary: enicholson@lobeckrowe.com  
Attorneys for Plaintiff  
June 20, 27, 2025 25-00974M

FIRST INSERTION

**NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)**  
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
**Case No.: 2025 DR1175**  
**Anita Joy Henry, Petitioner, and**  
**Alson Sylvester Henry Jr., Respondent,**  
TO: Alson Sylvester Henry Jr.  
last known address Unknown

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Anita Joy Henry, whose address is 2216 20th Ave W Bradenton, FL 34205 on or before 7/27/2025, and file the original with the clerk of this Court at before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

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

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

to the address(es) on record at the clerk's office.

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

In and for Manatee County:

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

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

Dated: 5/16/2025

Angelina Colonnese  
Manatee County Clerk of  
The Circuit Court  
By: C Hoatland  
Deputy Clerk

Jun. 20, 27; Jul. 4, 11, 2025 25-00962M

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. 2022CA004091AX**  
**ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC., Plaintiff, vs.**  
**THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF ANNA C. BROOKSHIRE, DECEASED, et al. Defendant(s).**  
NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 01, 2025, and entered in 2022CA004091AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. 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 ANNA C. BROOKSHIRE, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOHN WILLIAM WRIGHT, DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF CLARENCE WRIGHT JR., DECEASED; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF PAMELA LAVENDAR, DECEASED; RICK GRIMES; VICKI HARDIN; WANDA BAZEMORE; MYRTLE THOMAS; MILDRED LOUISE MOSS; NATALIE NICOLE GARRISON; ERIC BURKS; JOHN TRUETT BROOKSHER; JAMES WILLIAM BROOKSHER; ROBERT HARPER BROOKSHER; SHIRLEY ALEXIA; ANDREA ORRHANCOCK; JOHN WRIGHT; GARY S. LAVENDAR; PATRICIA MEYERS; SONNY MEYERS; ANN NELL JOHNSON WRIGHT; CONNIE WRIGHT COVINGTON; JENNIFER WRIGHT WALLACE; SABAL PALM ASSOCIATION, INC; THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MADELYN W. WRIGHT, DECEASED; THOMAS D. WRIGHT; SUSAN W.

BENNETT 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 July 08, 2025, the following described property as set forth in said Final Judgment, to wit:

THE FOLLOWING DESCRIBED LAND LOCATED IN THE COUNTY OF MANATEE, STATE OF FLORIDA, TO-WIT: CONDOMINIUM UNIT 1-N, BUILDING A-1, SABAL PALM GARDENS, A CONDOMINIUM, PHASE III, ACCORDING TO THE CORRECTIVE DECLARATION OF CONDOMINIUM FILED IN OR BOOK 916, PAGES 1922 THROUGH 1975 INCLUSIVE, AS AMENDED IN OR BOOK 948, PAGES 1719 THROUGH 1724 INCLUSIVE AND FURTHER AMENDED IN OR BOOK 1015, PAGES 1834 THROUGH 1839 INCLUSIVE, AND FURTHER AMENDED IN OR BOOK 1060, PAGES 3111 THROUGH 3134, AND AS RECORDED IN CONDOMINIUM PLAT BOOK 8, PAGES 67, 68 AND 69 AND IN CONDOMINIUM PLAT BOOK 12, PAGES 109, 110 AND 111, AND IN CONDOMINIUM PLAT BOOK 15, PAGES 6, 7 AND 8, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED SHARE OF THE COMMON ELEMENTS APPURTENANT THERETO. SUBJECT TO TAXES FOR 2002 AND ALL SUBSEQUENT YEARS

Property Address: 2727 75TH ST W, BRADENTON, FL 34209

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 17 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  
22-050435 - RaO  
June 20, 27, 2025 25-00986M

Q&A

## 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.

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LV20906\_V11

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LV19237\_V26



--- ACTIONS ---

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.

**412025CA000841CAAXMA**  
**FEDERAL HOME LOAN**  
**MORTGAGE CORPORATION, AS**  
**TRUSTEE FOR THE BENEFIT OF**  
**THE FREDDIE MAC SEASONED**  
**CREDIT RISK TRANSFER TRUST,**  
**SERIES 2019-4,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF MARGARET**  
**COUTANT F/K/A MARGARET**  
**JOHNSON, DECEASED, et. al.**  
**Defendant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET COUTANT F/K/A MARGARET JOHNSON, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein..

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

LOT 3 CIMARRON ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 23, 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 counsel

for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before /(30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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.

THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS.

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 12th day of June, 2025.

ANGELINA COLONNESO  
CLERK OF THE CIRCUIT COURT  
(SEAL) BY: KRIS GAFFNEY  
eSigned 06/12/2025 12:14:49 PM  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave.,  
Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
24-201798  
June 20, 27, 2025 25-00958M

FIRST INSERTION

**NOTICE OF ACTION - CONSTRUCTIVE SERVICE**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
GENERAL JURISDICTION  
DIVISION  
CASE NO.

**412025CA000832CAAXMA**  
**U.S. BANK TRUST COMPANY,**  
**NATIONAL ASSOCIATION, AS**  
**TRUSTEE, AS SUCCESSOR-**  
**IN-INTEREST TO U.S. BANK**  
**NATIONAL ASSOCIATION,**  
**AS TRUSTEE, IN TRUST FOR**  
**REGISTERED HOLDERS OF**  
**FIRST FRANKLIN MORTGAGE**  
**LOAN TRUST, MORTGAGE LOAN**  
**ASSET-BACKED CERTIFICATES,**  
**SERIES 2007-FF1,**  
**Plaintiff, vs.**  
**THE UNKNOWN HEIRS,**  
**BENEFICIARIES, DEVISEES,**  
**GRANTEES, ASSIGNEES,**  
**LIENORS, CREDITORS,**  
**TRUSTEES AND ALL OTHERS**  
**WHO MAY CLAIM AN INTEREST**  
**IN THE ESTATE OF WILLIAM F.**  
**PUCCIANI, DECEASED, et. al.**  
**Pucciant(s),**

TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF WILLIAM F. PUCCIANI, DECEASED,

whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:

UNIT 134, NO. 10B PALMAIRE AT SARASOTA, A CONDOMINIUM IN ACCORDANCE WITH THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORD BOOK 929, PAGES 1881 THRU 1931, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT BOOK 9, PAGES

22 THRU 26, INCLUSIVE, AS AMENDED BY SURVEYOR'S CERTIFICATES RECORDED IN OFFICIAL RECORDS BOOK 937, PAGE 888 AND OFFICIAL RECORDS BOOK 948, PAGE 1831, 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 counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein.

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 at Manatee County, Florida, this 16th day of June, 2025.

Angelina Colonneso  
CLERK OF THE CIRCUIT COURT  
BY: KRIS GAFFNEY  
DEPUTY CLERK

ROBERTSON, ANSCHUTZ, AND SCHNEID, PL  
ATTORNEY FOR PLAINTIFF  
6409 Congress Ave., Suite 100  
Boca Raton, FL 33487  
PRIMARY EMAIL: flmail@raslg.com  
23-147012  
June 20, 27, 2025 25-00976M

MANATEE COUNTY

SUBSEQUENT INSERTIONS

--- ESTATE / PUBLIC SALES ---

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

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 1964 GULF mobile home bearing vehicle identification number G250CK912, and all personal items located inside the mobile home. Last Tenant: Joseph Albert Jones Jr., Rubbie N. Jones, The Estate of Joseph Albert Jones Jr., The Estate of Rubbie N. Jones, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Joseph Albert Jones Jr., All Unknown Beneficiaries, Heirs, Successors, Assigns of Rubbie N. Jones, Unknown Party or Parties In Possession, Joe Nelson, as possible Heir, and Claudia Guzman, as possible Heir. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

June 13, 20, 2025 25-00919M

FOURTH INSERTION

**NOTICE OF SHERIFF'S SALE**

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

A complete inventory list of the items levied will be available for viewing at the Manatee County Sheriff's Office, 600 301 Blvd West, Ste 202, Bradenton, Florida 34205, Monday through Friday, 8:00a.m.-5:00p.m. and on the 9th day of July, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 202, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, **SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES**, if any, to the highest and best bidder for **CASH IN HAND**, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.

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

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

SECOND INSERTION

**NOTICE TO CREDITORS**  
**(Summary Administration)**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 1019**  
**Division Probate**  
**IN RE: ESTATE OF**  
**Michael W. Quigley**  
**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 Michael W. Quigley, deceased, File Number 2025 CP 1019; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was January 29, 2025; that the total value of the estate is \$8,970.52 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS  
Timothy F. Quigley 1801 Moses Drive  
Vidalia, GA 30474  
Christine A. Carlson 127 Northland  
Avenue W. Peoria, IL 61614  
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this Notice is June 13, 2025.

**Person Giving Notice:**  
**Timothy F. Quigley**  
1801 Moses Drive  
Vidalia, GA 30474  
Attorney for Person Giving Notice:  
Rodney D. Gerling, Esq.  
Florida Bar No. 0554-340  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East  
Bradenton, Florida 34203  
Telephone: (941) 756-6600  
Email: rgerling@gerlinglawgroup.com  
June 13, 20, 2025 25-00920M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP1185**  
**IN RE: ESTATE OF**  
**Anthony C. Papalia**  
**Deceased.**

The administration of the estate of RICHARD F. SCHAUGER, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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

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

The date of first publication of this notice is June 13, 2025.

**Personal Representative:**  
**MARY E. SCHAUGER**  
4212 66th Terrace East  
Sarasota, FL 34243  
Attorney for Personal Representative:  
Marla Steward Owczarek, Esq.  
Florida Bar No. 1021687  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
attorney@gerlinglawgroup.com  
June 13, 20, 2025 25-00894M

SECOND INSERTION

**NOTICE OF PUBLIC SALE**

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, 2025 25-00915M

SECOND INSERTION

**PUBLIC NOTICE**

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, 2025 25-00901M

SECOND 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 11:00 AM. Said property is iStorage, 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 Basketshelf, 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, 2025 25-00897M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 25-CP-000271**  
**IN RE: ESTATE OF**  
**MARIA DE LOS REMEDIOS**  
**CASIQUE HERNANDEZ**  
**Deceased.**

The administration of the estate of MARIA DE LOS REMEDIOS CASIQUE HERNANDEZ, deceased, whose date of death was July 15, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is June 13, 2025.

**Personal Representative:**  
**ALFONSO CASIQUE GALVAN**  
2705 13th Street West  
Palmetto, Florida 34221  
Attorney for Personal Representative:  
Dale Brewster, Esquire  
Florida Bar Number: 0082211  
948B CYPRESS VILLAGE BLVD  
SUN CITY CENTER, FLORIDA 33573  
Telephone: (813) 633-8772  
Fax: (813) 642-0030  
E-Mail: dbrewster7@verizon.net  
Attorney for Personal Representative  
June 13, 20, 2025 25-00904M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Manatee County,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025CP1185**  
**IN RE: ESTATE OF**  
**Anthony C. Papalia**  
**Deceased.**

The administration of the estate of Anthony C. Papalia, deceased, whose date of death was March 7th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue, 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. 732.221, 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 June 13, 2025.

**Lisamarie Rahusen**  
Address: 12 Willow Drive,  
Uncasville, CT 06382  
Loren M. Paul, Esq.  
Florida Bar No. 0174660  
Attorneys for Personal Representative  
Baker & Paul  
503 Manatee Avenue East  
Bradenton, FL 34208  
Telephone: 9417470888  
Email Addresses:  
Rhonda@bpdlawoffice.com  
Service@bpdlawoffice.com  
June 13, 20, 2025 25-00903M

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Business Observer

W4760



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ACTIONS / SALES

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SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.</b> <b>412024CA000404CAAXMA</b> <b>ROCKET MORTGAGE, LLC F/K/A</b> <b>QUICKEN LOANS, LLC F/K/A</b> <b>QUICKEN LOANS INC.,</b> <b>Plaintiff, vs.</b> <b>ALLEN R. JENKINS AND JULIE A.</b> <b>JENKINS, et al.</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated April 07, 2025, and entered in 412024CA000404CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ROCKET MORTGAGE, LLC F/K/A QUICKEN LOANS, LLC F/K/A QUICKEN LOANS INC. is the Plaintiff and ALLEN JENKINS; JULIE JENKINS; SUSAN OLIVER 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 July 01, 2025, the following described property as set forth in said Final Judgment, to wit: THE EAST 45 FEET OF LOT 6, BLOCK 18, HOLIDAY HEIGHTS, 2ND ADDITION, ACCORDING TO THE MAP OR PLAT THERE- OF AS RECORDED IN PLAT BOOK 9, PAGE 27, OF THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA.		
Property Address: 2405 47TH AV- ENUE DR W UNIT 2, BRADEN- TON, FL 34207 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 accor- dance with Florida Statutes, Section 45.031. 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 this 10 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 23-168673 - NaC June 13, 20, 2025	25-00911M	

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE 12th JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA <b>File No.</b> <b>41-2025-CP-000962-CPAX-MA</b> <b>Division: PROBATE</b> <b>IN RE: ESTATE OF</b> <b>ELIZABETH C. HERIG a/k/a</b> <b>ELIZABETH HERIG,</b> <b>Deceased.</b> The administration of the estate of ELIZABETH C. HERIG, deceased, whose date of death was February 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 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 spec- ified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: June 13, 2025. Signed on this 8th day of May, 2025. <b>/s/Robert Clark Herig, Jr.</b> <b>ROBERT CLARK HERIG, JR.</b> <b>Personal Representative</b> 2901 Old Orchard Lane Parish, FL 34219 <b>/s/Erik P. Shuman</b> <b>ERIK P. SHUMAN, ESQUIRE</b> Attorney for Personal Representative Florida Bar No. 990681 Gray/Robinson, P.A. 1795 W. NASA Boulevard Melbourne, FL 32901 Telephone: (321) 727-8100 erik.shuman@gray-robinson.com lisa.cantwell@gray-robinson.com June 13, 20, 2025	25-00898M	

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001057-AX</b> <b>IN RE: ESTATE OF</b> <b>MARILYN H. ELLINGWOOD</b> <b>a/k/a MARILYN HELEN</b> <b>ELLINGWOOD, Deceased.</b> The administration of the Estate of MARILYN H. ELLINGWOOD a/k/a MARILYN HELEN ELLINGWOOD, Deceased, whose date of death was February 6, 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 de- mands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AF- TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or 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 Personal Representative or cura- tor has no duty to discover whether any property held at the time of the Dece- dent's death by the Decedent or the De- cedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216- 732.228, applies, or may apply, unless a written demand 272 is made by a credi- tor as specified under s. 732.2211. The date of first publication of this notice is: June 13, 2025. <b>KEVIN ELLINGWOOD</b> <b>Personal Representative</b> 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: jwnajmy@najmythompson.com Secondary Email: msscott@najmythompson.com June 13, 20, 2025	25-00917M	

SECOND 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, 2025		
	25-00914M	

SECOND INSERTION		
<b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2024-CA-001210AX</b> <b>SERVISFIRST BANK,</b> <b>Plaintiff, vs.</b> <b>D &amp; D TRUCK ACCESSORIES, LLC</b> <b>d/b/a ALL AMERICAN TRUCK</b> <b>ACCESSORIES; DEE WB DIX a/k/a</b> <b>DEE W. DIX; STEPHANIE J. DIX</b> <b>a/k/a STEPHANIE DIX; MALLORY</b> <b>PARK HOMEOWNERS</b> <b>ASSOCIATION, INC. and JOHN</b> <b>DOE, said John Doe being a</b> <b>fictitious name signifying any</b> <b>unknown party(ies) in possession</b> <b>under unrecorded leases or</b> <b>otherwise;</b> <b>Defendants.</b> NOTICE IS GIVEN that under the Uniform Final Judgment of Mortgage Foreclosure entered in this action on May 28, 2025, Angelina "Angel" Colonnese, the Clerk of this Court, will sell to the highest and best bidder or bidders for cash, at 11:00 a.m. on the 5th day of August, 2025, via www.manatee. realforeclose.com, the following described property: Legal Description: LOT 397, MALLORY PARK, PHASE II, SUBPHASES C & D, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGES(S) 194		
THROUGH 201, PUBLIC RE- CORDS OF MANATEE COUNTY, FLORIDA. Property Address: 3360 Chester- town Loop, Bradenton, FL 34211. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. 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. SHUMAKER, LOOP & KENDRICK, LLP /s/ Jay B. Verona Jay B. Verona, Esq. Florida Bar No. 352616 jverona@shumaker.com mhartz@shumaker.com 101 E. Kennedy Blvd., Suite 2800 Tampa, Florida 33602 Phone (813) 229-7600 Facsimile (813) 229-1660 Counsel for Plaintiff June 13, 20, 2025	25-00910M	

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025 CP 001179</b> <b>Division: Probate</b> <b>IN RE: ESTATE OF</b> <b>FRANCIS LEE Deceased.</b> The administration of the estate of FRANCIS LEE, deceased, whose date of death was April 22, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and 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 The personal representative has no duty to discover whether any prop- erty 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 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 June 13, 2025. <b>Personal Representative:</b> <b>JUSTIN TEISCH</b> 3311 Sisal Loop Wesley Chapel, Florida 33544 Attorney for Personal Representative: Allie R.B. Castellano, Attorney Florida Bar Number: 0118584 Buckman & Buckman, P.A. 2023 Constitution Blvd. Sarasota, FL 34231 Telephone: (941) 923-7700 Fax: (941) 923-7736 E-Mail: allie@buckmanandbuckman.com Secondary E-Mail: attorney@buckmanandbuckman.com June 13, 20, 2025	25-00916M	

SECOND INSERTION		
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA <b>File No. 2025-CP-001267 AX</b> <b>Probate Division</b> <b>IN RE: ESTATE OF</b> <b>Gail Albritton Alpers,</b> <b>a/k/a Gail A. Manuel Deceased.</b> The administration of the estate of Gail Albritton Alpers, also known as Gail A. Manuel, deceased, whose date of death was December 14, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bra- denton, FL 34206-5400. The names and addresses of the personal represen- tatives and the personal representatives' 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 spec- ified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 June 13, 2025. <b>Personal Representatives:</b> <b>Linda Herr</b> 2814 Starwood Court Lakewood Ranch, FL 34211 <b>Jeff Westberry</b> 2022 Wood Hollow Place Sarasota, FL 34235 Attorney for Personal Representatives: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: Sherandez@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 June 13, 20, 2025	25-00909M	

SECOND 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, 2025		
	25-00906M	

SECOND INSERTION		
<b>NOTICE OF ACTION-</b> <b>CONSTRUCTIVE SERVICE OF</b> <b>PROCESS</b> IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NUMBER 25-CC-1698</b> <b>TARA LISTER,</b> <b>Plaintiff, v.</b> <b>ALL CLEAR POOL</b> <b>MAINTENANCE, LLC, a Duly</b> <b>Organized Florida Limited Liability</b> <b>Company and RONALD</b> <b>HENDERSON, INDIVIDUALLY,</b> <b>Defendants.</b> TO: RONALD HENDERSON YOU ARE NOTIFIED that a lawsuit has been filed against you in Manatee County, Florida and that you are re- quired to serve a copy of your written defenses, if any, to the lawsuit on Plain- tiff's attorney, Ciara Lister, Esquire, Gulf Coast Law, P.A., 7935 Airport Road North, Suite 4-293, Naples, Flori- da 34109 on or before , 2025, and file the original with the Clerk of this Court at 1115 Manatee Avenue West, Braden- ton, Florida 34206 either before service on the Plaintiff's attorney or immedi- ately 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 Le- gal Aid of Manasota at (941) 747-1628 or www.legalaiddofmanasota.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. Dated: 6/10/2025. ANGELINA COLONNESO CLERK OF THE COURT (SEAL) By: DEPUTY CLERK June 13, 20, 2025	25-00912M	

SECOND INSERTION		
<b>PUBLICATION SUMMONS</b> STATE OF WISCONSIN MILWAUKEE COUNTY CIRCUIT COURT <b>CASE NO.: 2025CV3596</b> <b>CASE CODE: 30301</b> <b>JACK LAMBOY,</b> <b>4229 S. 10th Street,</b> <b>Milwaukee, WI 53221</b> <b>Plaintiff, -vs-</b> <b>DEVCODECAMP, INC.</b> <b>8493 Pavia Way</b> <b>Lakewood Ranch, FL 34202</b> <b>-and-</b> <b>JAMES BRENT,</b> <b>10731 Mirasol Drive Apt 402,</b> <b>Miromar Lakes, FL 33913,</b> <b>-and-</b> <b>WENDY MIRENDA,</b> <b>S52W23043 Hunters Hollow</b> <b>Waukesha, WI 53189-1948</b> <b>-and-</b> <b>PAUL JIROVETZ,</b> <b>W223n605 Saratoga Dr.</b> <b>Waukesha, WI 53186</b> <b>Defendants</b> THE STATE OF WISCONSIN To the above-named Defendant James Brent: You are hereby notified that the Plaintiff named above has filed a law- suit or other legal action against you. The Complaint, which is also served on you, states the nature and basis of the legal action. Within Forty (40) days after June 4, 2025, you must respond with a written answer, as that term is used in Chapter 802 of the Wisconsin Statutes, to the Complaint. The court may reject or disregard an answer that does not follow the requirements of the statutes. The answer must be sent or delivered to the court, whose		
address is: CLERK OF CIRCUIT COURT, MILWAUKEE COUNTY, 901 n. 9TH Street, Milwaukee Wisconsin, 53233 and LawtonCates S.C., Plain- tiff's attorneys, whose address is 1050 E. Washington Ave. Ste. 330, Madison, WI 53703. You may have an attorney help or represent you. If no Complaint accompanies this Summons you must respond within the said 40 day period with a written demand for a copy of the Complaint by mailing or deliver- ing said written demand to the court and to the Plaintiff's attorneys at their respective addresses listed above. If you do not provide a proper answer to the Complaint or provide a written demand for said complaint within the 40 day period, the court may grant judgment against you for the award of money or other legal action requested in the Complaint, and you may lose your right to object to anything that is or may be incorrect in the Complaint. A judgment may be enforced as pro- vided by law. A judgment awarding money may become a lien against any real estate you own now or in the fu- ture, and may be enforced by garnish- ment or seizure of property. Dated: This 4th day of June, 2025. LawtonCates, S.C. Attorneys for Plaintiff, Jack Lamboy Electronically Signed By: /s/ Briane F. Pagel Attorney Briane F. Pagel State Bar No. 1024414 1050 E. Washington Ave. Ste. 330 P.O. Box 2965 Madison, WI 53703 P: 608.282.6200/F: 608.975.2662 bpagel@lawtoncates.com June 13, 20, 27, 2025	25-00893M	

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412025CA000948CAAXMA</b> <b>AMERIHOME MORTGAGE</b> <b>COMPANY, LLC;</b> <b>Plaintiff, vs.</b> <b>UNKNOWN HEIRS,</b> <b>BENEFICIARIES, DEWISEES,</b> <b>SURVIVING SPOUSE, GRANTEES,</b> <b>ASSIGNEES, LIENORS,</b> <b>CREDITORS, TRUSTEES AND ALL</b> <b>OTHER PARTIES CLAIMING AN</b> <b>INTEREST IN THE ESTATE OF</b> <b>MICHAEL L. DONNELLY A/K/A</b> <b>MICHAEL LOUIS DONNELLY;</b> <b>LISA ANN DONNELLY A/K/A</b> <b>LISA DONNELLY; MICHAEL</b> <b>DONNELLY, JR.; MATTHEW</b> <b>DONNELLY; BAYSHORE-ON</b> <b>THE-LAKE CONDOMINIUM</b> <b>APARTMENTS, PHASE II,</b> <b>SECTION 3; UNKNOWN TENANT</b> <b>#1 IN POSSESSION OF THE</b> <b>PROPERTY; UNKNOWN TENANT</b> <b>#2 IN POSSESSION OF THE</b> <b>PROPERTY;</b> <b>Defendant(s).</b> To the following Defendant(s): UNKNOWN HEIRS, BENEFICIARIES, DEWISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST IN THE ESTATE OF MI- CHAEL L. DONNELLY A/K/A MI- CHAEL LOUIS DONNELLY Last Known Address UNKNOWN YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: UNIT 111, BUILDING K, OF BAYSHORE-ON THE-LAKE CONDOMINIUM APART- MENTS, PHASE II SECTION 3, A CONDOMINIUM, AC- CORDING TO THE DECLA- RATION OF CONDOMINIUM RECORDED IN OFFICIAL RE- CORDS BOOK 993, PAGE(S) 656 THROUGH 682, INCLU- SIVE, AND ALL SUBSEQUENT		
AMENDMENTS THERETO, TOGETHER WITH ITS UNDI- VIDED SHARE IN THE COM- MON ELEMENTS, IN THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. a/k/a 3520 LAKE BAYSHORE DR., BRADENTON, FL 34205 has been filed against you and you are required to serve a copy of you writ- ten defenses, if any, to it, on Marinosci Law Group, P.C., Attorney for Plain- tiff, whose address is 100 W. Cypress Creek Road, Suite 1045, Fort Lauder- dale, Florida 33309, within days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), 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- mand 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 Le- gal Aid of Manasota at (941) 747-1628 or www.legalaiddofmanasota.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 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 and the seal of this Court this 10TH day of JUNE, 2025. ANGELINA COLONNESO As Clerk of the Court by: By: As Deputy Clerk June 13, 20, 2025	25-00913M	