
TAX DEEDS / PUBLIC SALES

FIRST INSERTION
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“**Board**”) of the Eagle Pointe Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE:	August 6, 2025
TIME:	6:00 P.M.
LOCATION:	Eagle Pointe Clubhouse 11450 Moonsail Dr. Parrish, FL 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District’s proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**Proposed Budget**”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Government Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, FL 33619, (813) 344-4844 (“**District Manager’s Office**”), during normal business hours, or by visiting the District’s website at <https://www.eaglepointeccdd.org/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Richard McGrath District Manager July 4, 2025	25-01072M
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FIRST INSERTION
Notice of Public Hearing and Board of Supervisors Meeting of the Harbourage at Braden River Community Development District

The Board of Supervisors (the “**Board**”) of the Harbourage at Braden River Community Development District (the “**District**”) will hold a public hearing and a meeting on July 30, 2025, at 1:00 p.m. at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

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. 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 and the agenda may be viewed on the District’s website at least 2 days before the meeting www.harbourageccdd.org, or may be obtained by contacting the District Manager’s office via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

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 48 hours 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.

Stephanie DeLuna District Manager July 4, 2025	25-01071M
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FIRST INSERTION
NOTICE OF RULEMAKING BY MANDARIN GROVE COMMUNITY DEVELOPMENT DISTRICT

A public hearing will be conducted by the Board of Supervisors of the Mandarin Grove Community Development District (“District”) on August 7th , 2025, at 2:00 p.m., at the Country Inn & Suites located at 5610 Manor Hill Ln, Bradenton, FL 34203.

In accordance with Chapters 190 and 120, Florida Statutes, the District hereby gives the public notice of its intent to adopt Amenity Rules and Rates (“Amenity Rules and Rates”) for District publications.

The proposed Amenity Rules and Rates may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment. The purpose and effect of the Amenity Rules and Rates is to provide for efficient and effective District operations of the District’ amenities and other properties by setting policies and regulations to implement the provisions of Section 190.035, *Florida Statutes*. Specific legal authority for the rule includes Sections 190.035(2), 190.011(5) and 120.54, Florida Statutes. Prior Notice of Rule Development was published in the Business Observer on June 27th, 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), *Florida Statutes*, must do so in writing within twenty-one (21) days after publication of this notice.

The public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the 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.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this hearing is asked to advise the District Manager, c/o Rizzetta & Company, Inc. at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by calling (813) 769-6585 (hereinafter, the “District Office”) at least forty-eight (48) hours before the hearing. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) or 1- 800-955-8770 (Voice), who can aid you in contacting the District Office.

Ruben Durand, District Manager Mandarin Grove Community Development District July 4, 2025	25-01070M
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FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit D7064	Bryan Fields	Furniture, boxes, bags, totes
Unit C5099	Paul Stevens Jr.	Boxes, Bags, Totes
Unit D6028	Hector Lopez	Boxes, Bags, Totes
Unit C4067	Russell Lovett	Clothing, Bags
Unit C4072	Darren Burchett	Furniture, Boxes, Totes
Unit C4078	Michael Rogalin	Boxes, Bags, Totes
Unit C5038	Hector Lopez	Boxes, Bags, Totes
Unit B2041	Joy Bonner	Furniture
Unit B1072	Daisy Alonso	Furniture, Boxes, Totes

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (941)263-7814

July 4, 11, 202525-01079M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-5054		
Tax Deed #: 2025TD000056		
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: 2023-5054 Year of Issuance 2023 Description of Property LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 AND 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#66502.1210/0 Parcel ID Number 6650212100 Property Address: 904 CYPRESS WOOD LN SARASOTA, FL 34243 Names in which assessed: OAKS HOLDINGS 34639 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.		
July 4, 11, 18, 25, 2025		25-01052M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4865
Tax Deed #: 2025TD000053

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: 2023-4865 Year of Issuance 2023 Description of Property LOT 5, BLK A, BAYSHORE GARDENS, SECTION 6, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#62696.0000/0 Parcel ID Number 6269600000 Property Address: 6624 26TH ST W BRADENTON, FL 34207 Names in which assessed: ANTHONY BRUNO, LISA L CONFORTI, NICHOLAS BRUNO 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01062M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5378
Tax Deed #:2025TD000058

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: 2023-5378 Year of Issuance 2023 Description of Property UNIT #9-3 OF PARADISE BAY ESTATES, A RESIDENTIAL COOP, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN O.R. BOOK 1446, PAGE 7204, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THE FOLLOWING: ONE 1955 SPAR MOBILE HOME, VEHICLE IDENTIFICATION NUMBER 237441090, LENGTH OF 35', TITLE NO. 13608008. PI#75955.0745/5 Parcel ID Number 7595507455 Property Address: 10315 CORTEZ RD W BRADENTON, FL 34210 Names in which assessed: CHRISTOPHER E HAMMON 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01057M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3533
Tax Deed #:2025TD000046

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: 2023-3533 Year of Issuance 2023 Description of Property LOTS 57, BOOKER T. WASHINGTON HOMESTEADS, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGE 38, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#45369.0005/9 Parcel ID Number 4536900059 Property Address: 1013 13TH ST E BRADENTON, FL 34208 Names in which assessed: JUAN CABRERA, JUAN J J CABRERA CERILLO 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01058M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5357
Tax Deed #:2025TD000057

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: 2023-5357 Year of Issuance 2023 Description of Property UNIT 105, SAN REMO CONDO, UNIT A, PHASE I, MANATEE CORPORATE CENTER CONDO, AS PER THE DEC THEREOF RECORDED IN O.R. BOOK 1035, PAGES 1383 THROUGH 1442, AND ALL AMENDMENTS THERETO AND AS PER THE PLAT THEREOF RECORDED IN CONDO BOOK 13, PAGES 107 THROUGH 109, AND ALL AMENDMENTS THERETO, INCLUDING 4TH AMENDED PLAT RECORDED IN CONDO BOOK 15, PAGES 51 THROUGH 53, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#75035.0030/3 Parcel ID Number 7503500303 Property Address: 10004 CORTEZ RD W APT 105 BRADENTON, FL 34210 Names in which assessed: ROYAL PALM OCEAN PROPERTY 1 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01065M

FIRST INSERTION		
NOTICE OF PUBLIC 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 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 tacara rodel 01393 . 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.		
July 4, 11, 2025		25-01078M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-497
Tax Deed #:2025TD000055

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: 2023-497 Year of Issuance 2023 Description of Property LOT 2, BLK G, KINGSFIELD PHASE III, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 35, PAGE 63, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#5036.1050/9 Parcel ID Number 503610509 Property Address: 4072 KINGSFIELD DR PARRISH, FL 34219 Names in which assessed: NANCY C DIEM 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025

25-01063M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4684
Tax Deed #:2025TD000052

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: 2023-4684 Year of Issuance 2023 Description of Property LOT 20, BLK B, SUNSET ACRES SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#61028.0000/7 Parcel ID Number 6102800007 Property Address: 5612 27TH ST W BRADENTON, FL 34207 Names in which assessed: CLAUDIA PORTILLO, ERIX ACOSTA 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01066M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5476
Tax Deed #:2025TD000034

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: 2023-5476 Year of Issuance 2023 Description of Property UNIT 118, WHITNEY BEACH, A CONDO, ACCORDING TO THE DEC OF CONDO, AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 383, AND AS PER MERGER OF CONDO AS REFERENCED BY CERTIFICATE THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1283, PAGE 2654, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 1, PAGES 56 THROUGH 59, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#78213.0000/6 Parcel ID Number 7821300006 Property Address: 6700 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 Names in which assessed: JOHN J HINES, JOHN JAMES HINES 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01061M

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 24th, 2025 at 11: 00 AM		
james casey - tools		
The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
July 4, 11, 2025		25-01075M

ERTION

PLICATION
DEED
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ber: 2023-497
5TD000055

ON FINANCIAL SERVICES INC AND
certificate(s) has filed said certificate(s)
ertificate number(s), year(s) of issuance,
ame(s) in which it was assessed are as
of Issuance 2023 Description of Prop
E III, ACCORDING TO THE MAP OR
AT BOOK 35, PAGE 63, PUBLIC RE
IDA. PI#5036.1050/9 Parcel ID Num
NGSFIELD DR PARRISH, FL 34219
All of said property being in the County
ertificate(s) shall be redeemed according
ertificate(s) will be sold to the highest bid
08/04/2025 at 10:00 am, by Angelina
urts.

25-01063M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4635
Tax Deed #:2025TD000051

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: 2023-4635 Year of Issuance 2023 Description of Property LOT 112, SUNNY LAKES ESTATES SUB, AS PER THE PLAT THEREOF IN PLAT BOOK 9, PAGES 73, 74, AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#60075.0000/9 Parcel ID Number 6007500009 Property Address: 6008 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY GENDREAU, JAY RAY CAPITAL 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01050M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3460
Tax Deed #:2025TD000028

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: 2023-3460 Year of Issuance 2023 Description of Property PARCEL 1: COM AT AN IRON PIPE AT THE MONUMENTED SE COR OF LOT 14, BLK B, (BLOCK CORNER), ADAMS ADDITION TO BRADENTON (PB 1 PG 129) PRMCF; TH N 89 DEG 38 MIN 53 SEC W ALNG THE MONUMENTED N R/W LN OF 17TH AVE W (S LN OF LOT 14) A DIST OF 150 FT FOR A POB; TH CONT N 89 DEG 38 MIN 53 SEC W ALNG SD N R/W LN, A DIST OF 50 FT TO THE MONUMENTED SW COR OF SD LOT 14; TH N 00 DEG 36 MIN 00 SEC W, ALG MONUMENTED W LN OF SD LOT 14, A DIST OF 91.56 FT; TH N 89 DEG 59 MIN 49 SEC E, 50 FT; THE S 00 DEG 35 MIN 00 SEC E, 91.87 FT TO THE POB PI#44352.0010/9 Parcel ID Number 4435200109 Property Address: 1114 17TH AVE W BRADENTON, FL 34205 Names in which assessed: SIDNEY JUNE 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 08/04/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 202525-01068M

PUBLIC SALES

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/18/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1976 STRA mobile home bearing vehicle identification number 00538 and all personal items located inside the mobile home. Last Tenant: Joel Alan Wells. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.

July 4, 11, 202525-01111M

FIRST INSERTION

COLONIAL MANOR MHC HOLDINGS, LLC

900 9TH AVENUE EAST

PALMETTO, FL 34221

NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE)

(Certified Mail, Return Receipt Required and by Regular Mail)

TO: EARL JAMES NISBETT, BRADLEY NISBETT, DAWN NISBETT and ANY UNKNOWN PARTY(s) IN POSSESSION AT: 900 9th Avenue East; Lot #10 Palmetto, Florida 34221

CMRR#: 9589-0710-5270-0136-5664-39

When you vacated the premises at 900 9th Avenue East; Lot #10, Palmetto, FL 34221, the following personal property remained: 1969 UNKNOWN MAKE UNKNOWN MODEL; DOUBLE WIDE MAUVE MOBILE HOME; TITLE No.: 0008627796; VIN No.: JG4024C-2N14085R; TITLE No.:0008627795; VIN No.: JG4024C2N14085L and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT.

You may claim this property at: 900 9th AVENUE EAST, PALMETTO, FL 34221 (Main Office) Unless you pay the reasonable costs of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than **July 18, 2025** at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.

PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.

COLONIAL MANOR MHC HOLDINGS, LLC

CHERYL PEAKE, PARK MANAGER

900 9th Avenue East

Palmetto, FL 34221

(941) 722-3191

July 4, 11, 202525-01119M

FIRST INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING AND AUDIT COMMITTEE MEETING

The Board of Supervisors (“**Board**”) of the Riversong Community Development District (“**District**”) and the Auditor Selection Committee (“**Audit Committee**”) of the District will hold a Regular Meeting and an Audit Committee Meeting on **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.**

The Audit Committee will review, discuss, evaluate, and rank any proposals the District receives pursuant to solicitations for auditing services. A regular Board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. The Regular Meeting is being held for the necessary public purpose of conducting any business that may properly come before the Board.

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

Any person requiring special accommodations in order to access and participate in the meetings because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager’s Office.

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

District Manager	
July 4, 2025	25-01091M

FIRST INSERTION

COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET;

The Board of Supervisors (the “Board”) for the Copperstone Community Development District (the “District”) will hold a Meeting on Tuesday, August 5, 2025 at 6:30 p.m. in the Copperstone Community Development District Clubhouse, 8145 115 Avenue East, Parrish, Florida for the purpose of hearing comments and objections on the adoption of the budget of the District for Fiscal Year 2025/2026.

A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and budget may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 2700 Falkenburg Rd., S., Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 (“District Manager’s Office”), during normal business hours. In accordance with Section 189.016, Florida Statutes, the proposed budget will be posted on the District’s website <https://www.copperstonecdd.org> at least two days before the budget hearing date.

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. The public hearing and meeting may be continued to a date, time, and place to be specified on the record at the meeting.

There may be occasions when staff or other individuals may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Stephanie DeLuna	
District Manager	
July 4, 11, 2025	25-01073M

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 Cobbler and Cookie located at 13414 Flat Woods Terrace 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 1st day of July, 2025.

Anna Scheetz

July 4, 202525-01113M

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 3265 University Parkway Sarasota, Fl 34243

Phone Number 941-780-7708

Time of Sale 07/24/2025 10:00am

Reini Smith- 2 bedrooms, loveseat, bags,

The auction will be listed and advertised on www.storagetreasures.com.

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

July 4, 11, 202525-01089M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 Eric Miller- Dolly, Ladder, Folding table, Moving blankets, Beach chairs, Tools, Totes, Printer, misc items. Nicholas Cotsanas- Safe, China Hutch, Boxes Totes, Christmas decorations, Water Cooler Headboard Mirror Misc Furniture, Dishes, Imitation Plant, Pillows. 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.

July 4, 11, 202525-01116M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Ronald Godwin 00257 box spring, boxes, bags, clothing. Emmanuel Stvil 01309 Boxes, chairs, totes, love seat. Dominic Austin 01289 Ladder, water jugs, bike, golf clubs and bag, cooler, gas can, saw, tent, bolt cutters. Amber Allen 00005 Clothing, tables, totes, shoes, desk chair, telescope, bags, tripod. Suela Katherine Smith 01112 Totes, boxes, shoes, bags, mini fridge, walker, cabinet, suitcases,. James Hattaway 01362 Boxes, shop vac, baby stroller, bassinet, tv, kids jeep, car door, dresser, box spring, mattress,. Casandra Green 01272 clothing, luggage, dresser, tote, printer, box spring, shoes. 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.

July 4, 11, 202525-01103M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Elaine Gennuso- Cooler, shelf, TV, Misc Furniture, Boxes, Totes, household goods, mirror, lamp, shoe boxes. 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.

July 4, 11, 202525-01115M

FIRST INSERTION

NOTICE OF IMPOUNDED LIVESTOCK

The Manatee County Sheriff’s Office hereby provides notice that the following described livestock have been impounded:

- One male cow (Bull). Brown in color with white markings and horns.

The above livestock is now impounded at the Manatee County Central Jail, 14470 Harlee Road, Palmetto, Florida. The amount due by reason of such impoundment is One Hundred Eighty-Four Dollars and Zero Cents \$184.00. Unless redeemed within 3 days from the date of publication of this notice, the above-described livestock will be offered for sale at public auction to the highest and best bidder for cash. To redeem said livestock, contact Sgt. Rob Hendrickson at (941) 747-3011 or Sgt. Robert McBride at (941) 747-3011 ext. 2731. MCSO #2025-013218.

RICK WELLS

SHERIFF OF MANATEE COUNTY

July 4, 202525-01118M

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 7/24/25 at 9:30am.

Those in Auction:

Chuck Watson - Wheelchair, lamps, assorted furniture, boxes, memorabilia

Marie Bither - Boxes, TV, computer, tools, assorted games, clothes

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

July 4, 11, 202525-01088M

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 07/24/2025 9:30am

Kimberly Rodgers - Clothes, dishes, paperwork, surfboard

Noe Marquez - Misc. household items

Lappe Gonzales - Bedroom set, 42-in. TV, dress, clothes

Janielle Johnson - Clothes, TV

The auction will be listed and advertised on www.storagetreasures.com.

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

July 4, 11, 202525-01074M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 8709 Old Tampa Rd, Parrish, FL, 34219 Andreas Bartzis 1059 Kids Toys, mattress, tools, tool chest, Bar stools, Bed set, totes and clothing. Paulette Garey 4040 Totes, TV, Boxes, Bar stools, table, cabinet and games. 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.

July 4, 11, 202525-01084M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 2900 US 301 N, Ellenton, FL, 34222 Cynthia Bodenhorn 00171 Boxes, totes, TV, vacuum, clothes and baskets. George Literal 00926 TOTES, BOOKSHELF, RAKE, OLD TELEVISION, MISC ITEMS. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-01083M

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 24, 2025 at 10:00 AM

Shakeria Brinson – Household goods

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

July 4, 11, 202525-01090M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Lyanne Santos-bed frame, head boards, boxes, totes, pots, wall art, shoes, garden hose, bags, dog bed. Fawnta Woods- Bags, baby toys, luggage, high chair, box fan, baby pillow, totes, clothes. Rick Rojas-fridge, chair, tv, clothes, speakers, box fan, boxes, night stand. 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.

July 4, 11, 202525-01117M

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 Flourish With J located at 8217 SANTA ROSA CT in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 1st day of July, 2025.

Julia Schwartz

July 4, 202525-01114M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that Mont Hartman / ENCORE COMPANY LLC will engage in business under the fictitious name Encore Design Build, with a physical address 6015 7th Ave Dr W Bradenton, FL 34209, with a mailing address 6015 7th Ave Dr W Bradenton, FL 34209, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

July 4, 202525-01082M

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 Doyno Mediation located at 9040 Town Center Parkw in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of June, 2025.

Double D Global Services, Inc.

Devron L. Doyno

July 4, 202525-01087M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage

1930 Cortez Rd W, Bradenton, FL, 34207

941-302-9918

www.Storagetreasures.com

Auction date and time: 07/24/25 @ 10:00AM

Levi Wins Oxendine-HOUSE ITEMS, CLOTHE

Edward Winship-Wood working toolsw

Judah Muhammeda-Totes, Clothes

Yanet Gonzalez-boxes and bags, personal items

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

July 4, 11, 202525-01076M

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 07/24/2025 at 9: 30 AM

Ashley Tomes- Furniture, home decorations

David Deminico- clothes and household goods

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

July 4, 11, 202525-01077M

SAVE TIME



Email your Legal Notice

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

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



LV20906_V24

ESTATE

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1393
Division Probate
IN RE: ESTATE OF
JOYCE B. SHERMAN
Deceased.

The administration of the estate of JOYCE B. SHERMAN, deceased, whose date of death was February 28, 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 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 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 July 4, 2025.

Personal Representative:
/s/ Lois Fletcher
LOIS M. FLETCHER
2864 48th Way E.
Bradenton, FL 34203

Attorney for Personal Representative:
/s/ Rodney Gerling
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
July 4, 11, 2025 25-01096M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1453
Division Probate
IN RE: ESTATE OF
GARY M. BOWKER, SR.
Deceased.

The administration of the estate of GARY M. BOWKER, SR., deceased, whose date of death was May 21, 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 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 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 July 4, 2025.

Personal Representative:
/s/ Lori Gutierrez
LORI A. GUTIERREZ
17845 Gulf Ranch Place
Bradenton, FL 34211

Attorney for Personal Representative:
/s/ Rodney Gerling
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941)756-6600
Email: rgerling@gerlinglawgroup.com
July 4, 11, 2025 25-01097M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 25CP-1333
IN RE: ESTATE OF
ALYSON ANNE BERMUDEZ,
Deceased
SSN: XXX-XX-9943

The administration of the estate of ALYSON ANNE BERMUDEZ, deceased, whose date of death was April 27, 2025, and whose Social Security Number is XXX-XX-9943, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is: P.O. Box 25400, Bradenton, FL 34206. The name and address of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate 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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this Court WITH- IN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT SO FILED 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 the first publication of this notice is the 4th day of July, 2025.

Signed on this 29th day of June, 2025.

Personal Representative:
/s/ Corwin Bermudez
Corwin James Bermudez
135 S. Lake Ave., Apt. 1A
Albany, NY 12208

Attorney for Personal Representative:
/s/ Michael A. Johnson
Michael A. Johnson
Florida Bar #: 0474258
P.O. Box 1397
Lakeland, FL 33802-1397
Telephone: (863) 688-0741
Fax#: (863) 688-0472
Primary email:
majlaw@tampabay.rr.com
July 4, 11, 2025 25-01095M

FIRST INSERTION

NOTICE TO CREDITORS
THE CIRCUIT COURT FOR THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-000918
IN RE: THE ESTATE OF
AUDREY A. WILKINSON
A/K/A AUDREY ANN WILKINSON,
DECEASED.

The administration of the estate of AUDREY A. WILKINSON A/K/A AUDREY ANN WILKINSON, deceased, whose date of death was on or about December 4, 2024 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 co-personal representatives and the co-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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TME 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 WITH- IN THREEE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLI- CATON OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED.

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

The date of the first publication of this Notice is July 4, 2025.

Signed on this 19 day of March, 2025.

Co-Personal Representative:
ROBERT STEVEN WILKINSON
18 Nipsah Road
East Greenwich, RI 02818

Co-Personal Representative:
AMEY W. LARRAT
853 Gilbert Stuart Road
Saundersstown, RI 02874

Attorney for
Co-Personal Representatives:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, FL 34209
Telephone: (941) 747-9191
Facsimile: (941) 747-1221
Email:
jackmanpleadings@gmail.com
July 4, 11, 2025 25-01085M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025 CP 1537
IN RE: ESTATE OF
ELIZABETH WARD WESLEY
a/k/a ELIZABETH WESLEY
Deceased.

The administration of the Estate of Elizabeth W. Wesley a/k/a Elizabeth Wesley, deceased, File Number 2025 CP 1537, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the petitioner and the petitioner'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 tile 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.

All other creditors of the Decedent and other persons having claims or demands 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 SECTION 33.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER 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.

A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.

The date of first publication of this Notice is July 4, 2025.

Personal Representative:
Brenda F. Page
5572 Ada Johnson Road
Jacksonville, Florida 32218

Attorney for Personal Representative:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
July 4, 11, 2025 25-01101M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.
412025CP0001358CPAXMA
DIVISION PROBATE
IN RE: ESTATE OF
REBEKAH M. BOSTIC, a/k/a
REBEKAH MCDONALD BOSTIC,
Deceased.

The administration of the Estate of Rebe- kah M. Bostic, deceased, whose date of death was January 22, 2025, is pend- ing 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 Per- sonal 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 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 demands 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 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 July 4, 2025.

Thaddeus Stevens Bostic, Jr.
419 Pelican Pointe Road
Ponte Vedra, Florida 32085

Jaime Council
Attorney for Petitioner
Florida Bar Number: 0015951
Fisher, Tousey, Leas & Ball, P.A.
701 Market Street, Unit 109
St. Augustine, Florida 32095
Telephone: (904) 819-6959
E-Mail:
jaimecouncil@fishertousey.com
Secondary E-Mail:
dab@fishertousey.com
July 4, 11, 2025 25-01107M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25 CP 001436
IN RE: ESTATE OF
ANGELO KLAUS DURLACH
Deceased.

The administration of the estate of AN- GELO KLAUS DURLACH, deceased, whose date of death was February 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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 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 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 July 4, 2025.

Personal Representative:
Kristina Durlach
6808 7th Ave. Blvd. NW
Bradenton, Florida 34209

Attorney for Personal Representative:
John A. Moran, Attorney
Florida Bar Number: 718335
Dunlap & Moran, P.A.
P.O. Box 3948
Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
mgriffin@dunlapmoran.com
July 4, 11, 2025 25-01102M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP001082AX
IN RE: ESTATE OF
JAMES M. McMECHAN,
Deceased.

The ancillary administration of the estate of JAMES M. McMECHAN, deceased, whose date of death was December 23, 2024, is pending in the Cir- cuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the ancillary personal representative and the ancillary 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 ancillary personal representa- tive 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 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 SECTION 733.702, FLORIDA STAT- UTES, 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 JULY 4, 2025.

Ancillary Personal Representative:
MAC D. McMECHAN
c/o Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285

Attorney for
Ancillary Personal Representative:
Robert T. Klingbeil, Jr.
Florida Bar Number: 0366846
Klingbeil & Roberts, P.A.
341 West Venice Avenue
Venice, FL 34285
Telephone: (941) 485-2900
Fax: (941) 486-8565
E-Mail: bob@k-rlaw.com
Secondary E-Mail:
deanna@k-rlaw.com
July 4, 11, 2025 25-01104M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12th JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-001423
IN RE: ESTATE OF
JAMES G. TACCOLA,
Deceased.

The administration of the estate of James G. Taccola, deceased, whose date of death was November 8, 2024, 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 per- sonal representatives and the personal representatives' attorney are set forth below.

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

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.

All other creditors of the decedent and other persons having claims or demands 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 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 July 4, 2025.

/s/ James Taccola
JAMES TACCOLA
Co-Personal Representative
141 Woodside Road
Riverside, IL 60546

/s/ Mary Lou Taccola
MARY LOU TACCOLA
Co-Personal Representative
141 Woodside Road
Riverside, IL 60546

/s/ Hung V. Nguyen
HUNG V. NGUYEN, ESQ.
Florida Bar Number 597260
THE NGUYEN LAW FIRM
Attorneys for the Personal Representatives
2020 Ponce de Leon Blvd.,
Ste 1105-B
Coral Gables, FL 33134
Phone: (786) 600-2530
Fax: (844) 838-5197
E-mail: Hung@nguyenlawfirm.net
July 4, 11, 2025 25-01098M

Q

Are internet-only legal notices sufficient?

A

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

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

Newspaper legal notices fulfills all of those standards.

Q&A

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

IV/8/237_V05

ACTIONS / SALES ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2022-CP-003854-AX
IN RE: ESTATE OF
CONRADO HERNANDEZ,
Deceased.
The administration of the estate of
CONRADO HERNANDEZ, deceased,
whose date of death was December 17,
2020, is pending in the Circuit Court
for Manatee County, Florida, Probate
Division, the address of which is P.O.
Box 25400, Bradenton, FL 34206. The
names and addresses of the personal

representative and the personal repre-
sentative'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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1321
Division Probate
IN RE: ESTATE OF
Joel Steinberg
Deceased.
The administration of the estate of
JOEL STEINBERG, deceased, whose
date of death was January 7, 2025, is
pending in the Circuit Court for Mana-
tee County, Florida, Probate Division,
the address of which is 1115 Manatee
Avenue West, P. O. Box 25400, Braden-
ton, FL 34206. The names and address-
es 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 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 July 4, 2025.
Personal Representative:
HELEN D. STEINBERG
4457 Pro Am Avenue East
Bradenton, FL 34203
Attorney for Personal Representative:
Marla Stewart 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
July 4, 11, 2025 25-01120M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2024 CP 2224
Division Probate
IN RE: ESTATE OF
ANNA M. DEFRONZO
Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:
You are hereby notified that an Or-
der of Summary Administration has
been entered in the estate of Anna M.
DeFronzo, deceased, File Number 2024
CP 2224; by the Circuit Court for Man-
atee County, Florida, Probate Division;
the address of which is 1115 Manatee
Avenue West, P. O. Box 25400, Braden-
ton Florida; that the decedent's date of
death was January 16, 2024; that the
total value of the estate is \$61,789.38
and that the names and address of those
to whom it has been assigned by such
order are:
NAME ADDRESS
James M. Nolan
5 Garland Street
Plymouth, NH 03264
Michael L. DeFronzo, IV
475 Main Street
Cromwell, CT 06416

ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the deced-
ent and persons having claims or de-
mands 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. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE 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 July 4, 2025.
Person Giving Notice:
James M. Nolan
5 Garland Street
Plymouth, NH 03264
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: rgerling@gerlinglawgroup.com
July 4, 11, 2025 25-01099M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO. 2025 CP 001258 AX
Division PROBATE
IN RE: ESTATE OF
JEFFREY ERROL MCCREARY
Deceased.
The administration of the estate of Jef-
frey Errol McCreary, deceased, whose
date of death was April 19, 2025, is
pending in the Circuit Court for Mana-
tee County, Florida, Probate Division,
the address of which is the Manatee
County Judicial Center, 1051 Manatee
Ave. W., Bradenton, FL, 34205. The
names and addresses of the personal
representative and the personal repre-
sentative'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.
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,
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 July 4, 2025.
Personal Representative:
Chad W. McCreary
311 165th Court N.E.
Bradenton, Florida 34212
Attorney for Personal Representative:
Stacey Maloney, Esq.
Attorney
Florida Bar Number: 1022354
The Law Office of
Stacey Maloney, PLLC
1990 Main St., Ste. 750
Sarasota, FL 34236
Telephone: (941) 301-8877
E-Mail: stacey@maloneylegalfl.com
July 4, 11, 2025 25-01109M

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
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER 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 July 4, 2025.

Personal Representative:
Mari Anne Hernandez
c/o Christopher A. Likens, Esq
1800 Second Street, Suite 971
Sarasota, FL 34236
Attorney for Personal Representative:
Christopher A. Likens
Florida Bar Number: 0981303
CHRISTOPHER A LIKENS, P.A.
1800 Second Street, Suite 971
Sarasota, FL 34236
Telephone: (941) 365-7838
eservice@calikens.com
July 4, 11, 2025 25-01100M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-001458
IN RE: ESTATE OF
CARLA J. GARCIA
A/K/A CARLA JOAN GARCIA,
DECEASED.
The administration of the estate of
CARLA J. GARCIA A/K/A CARLA
JOAN GARCIA, deceased, whose date
of death was April 21, 2025 is pending
in the Circuit Court for Manatee Coun-
ty, Florida, Probate Division, the ad-
dress of which is 1115 Manatee Avenue
West, Bradenton, Florida 34205. The
names and addresses of the personal
representative and the personal repre-
sentative'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 has been served
must file their claims with this court
WITHIN THE LATER OF THREE
(3) MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
TME 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 THREE (3) MONTHS AFTER
THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of the first publication of
this Notice is July 4, 2025.
Signed on this 2 day of June, 2025.
Personal Representative:
MICHELLE FIELDS
5020 Wedgeleaf Way
Palmetto, FL 34221
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
July 4, 11, 2025 25-01121M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO. 2025-CP-001434
IN RE: ESTATE OF
LINDA P. SAUER
A/K/A LINDA PAULINE SAUER
A/KA LINDA SAUER,
DECEASED.
The administration of the estate of
LINDA P. SAUER A/K/A LINDA PAU-
LINE SAUER A/K/A LINDA SAUER,
deceased, whose date of death was May
1, 2025 is pending in the Circuit Court
for Manatee County, Florida, Probate
Division, the address of which is 1115
Manatee Avenue West, Bradenton,
Florida 34205. The names and address-
es 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 has been served
must file their claims with this court
WITHIN THE LATER OF THREE
(3) MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE OR 30 DAYS AFTER THE
TME OF SERVICE OF A COPY OF
THIS NOTICE ON THEM.

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 THREE (3) MONTHS AFTER
THE DATE OF THE FIRST PUBLI-
CATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH IN
SECTION 733.702 OF THE FLORIDA
PROBATE CODE WILL BE FOREV-
ER BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of the first publication of
this Notice is July 4, 2025.
Personal Representative:
ROBERT W. SCHOLLA/K/A
ROBERT WILLIAM SCHOLL
6215 7th Ave. Dr. West
Bradenton, Fl 34209
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
July 4, 11, 2025 25-01122M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1447
IN RE: ESTATE OF
JAMES D. FEWELL,
Deceased.
The administration of the estate of
JAMES D. FEWELL, deceased, whose
date of death was May 9, 2025, is
pending in the Circuit Court Manatee
County, Florida, Probate Division, the
address of which is P.O. Box 25400
Bradenton, FL 34206. The names and
addresses of the personal representative
and the personal representative's attor-
ney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.

The personal representative has no
duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as speci-
fied under s. 732.2211, 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 July 4, 2025.
Personal Representative:
STEPHANIE D. SWALE
7134 12TH CT E
SARASOTA, FL 34243
Attorney for Personal Representative:
Luke X. Johnston, Esquire
Attorney for Petitioner
Florida Bar No. 1037682
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: ljohnston@leeandevans.com
July 4, 11, 2025 25-01110M



Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

SARASOTA • MANATEE
HILLSBOROUGH • PASCO
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COLLIER • CHARLOTTE

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

11/20/2025 12:20

ACTIONS/SALES---

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. 2023CA006278AX Arch Mortgage Assurance Company, Plaintiff, vs. Giovanni F. Coronel a/k/a Giovanni Coronel a/k/a Giovanni F. Coronel, Sr. a/k/a Giovanni Francisco Coronel, Sr., et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2023CA006278AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Arch Mortgage Assurance Company is the Plaintiff and Giovanni F. Coronel a/k/a Giovanni Coronel a/k/a Giovanni F. Coronel, Sr. a/k/a Giovanni Francisco Coronel, Sr.; Tannia Coronel a/k/a Tannia D. Coronel; Cross River Bank are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 29th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 81, PINEWOOD VILLAGE SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-		
CORDED IN PLAT BOOK 16, PAGE 15, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 6496714053 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 30th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 21-F00781 July 4, 11, 202525-01106M		

FIRST INSERTION		
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412024CA000729CAAXMA HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4, Plaintiff, vs. NEDDA M. PHILLIPS, UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ETHEL M. PHILLIPS A/K/A ETHEL J. PHILLIPS A/K/A ETHEL MAE PHILLIPS, DECEASED, CITY OF BRADENTON, FLORIDA, ANNIE MAE BROOKS A/K/A ANN BROOKS, ELIZABETH MITCHELL, VERA MAE PHILLIPS, HARRY EUGENE PHILLIPS, HERCULEE PHILLIPS, ALBERT PHILLIPS, SR., WILEY PHILLIPS, FLOYD TYRONE PHILLIPS, ROGER PHILLIPS, KAYIN PICKNEY, CAROL TAYLOR A/K/A CAROL CONLEY, AMOS B. TAYLOR, SHERRY JOSEPH A/K/A SHERRL TAYLOR, MARKITA TAYLOR, LATRILLION JAQUAN HARRIS, BILLY BOYD A/K/A BILLIE BOYD, MARTESHA HONOR, CHRISTOPHER DELOACH, BERNARD TAYLOR, MICHAEL PHILLIPS, BILLY RAY PHILLIPS, JESSIE PHILLIPS, GLENNIS LATISHA PETERSON, GLENNIS PETERSON, JR. AND ARTHUR CLAY GREEN, JR., Defendant(s). NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 24, 2025, and entered in Case No. 412024CA000729CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-4, is Plaintiff and Nedda M. Phillips, Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the state of Ethel M. Phillips a/k/a Ethel J.		
Phillips a/k/a Ethel Mae Phillips, deceased, City of Bradenton, Florida, Annie Mae Brooks a/k/a Ann Brooks, Elizabeth Mitchell, Vera Mae Phillips, Harry Eugene Phillips, Herculee Phillips, Albert Phillips, Sr., Wiley Phillips, Floyd Tyrone Phillips a/k/a Tyrone Phillips, Roger Phillips, Kayin Pickney, Carol Taylor a/k/a Carol Conley, Amos B. Taylor, Sherry Joseph a/k/a Sherri Taylor, Markita Taylor, LaTrillion Jaquan Harris, Billy Boyd a/k/a Billie Boyd, Martesha Honor, Christopher Deloach, Bernard Taylor, Michael Phillips, Billy Ray Phillips, Jessie Phillips, Glennis Latisha Peterson, Glennis Peterson, Jr. and Arthur Clay Green, Jr., are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 27th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 1413 17th Street East, Bradenton, Florida 34208 and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation 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: 6/27/2025 McCabe, Weisberg & Conway, LLC By: Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 24-400114 July 4, 11, 202525-01094M		

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. 2024CA001185AX AmeriSave Mortgage Corporation, Plaintiff, vs. Shayla Renee Ellis a/k/a Shayla Ellis, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA001185AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein AmeriSave Mortgage Corporation is the Plaintiff and Shayla Renee Ellis a/k/a Shayla Ellis; Sunnova SLA Management LLC; Heron Creek Neighborhood Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 20th day of August, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 30, HERON CREEK, PHASE II, ACCORDING TO MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 62, PAGE(S) 36 THROUGH 41, IN-		
CLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 669807509 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 26th day of June, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F01262 July 4, 11, 202525-01086M		

FIRST INSERTION		
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-002718 MLD MORTGAGE INC. DBA THE MONEY STORE, Plaintiff, vs. LUIS A. COLLAZO et al., Defendants. NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion To Cancel And Reschedule Foreclosure Sale entered on June 12, 2025, and the Summary Final Judgment of Mortgage Foreclosure entered on April 30, 2025, in Case No. 2022-CA-002718 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein MLD MORTGAGE INC. DBA THE MONEY STORE is Plaintiff, and LUIS COLLAZO, MARY I COLLAZO, and THE HARBORAGE ON BRADEN RIVER HOMEOWNERS ASSOCIATION, INC are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 12th day of August 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit: LOT 130, HARBORAGE ON BRADEN RIVER, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 45, PAGES 88 THROUGH 92, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as: 5654 Simonton Street, Bradenton, FL 34203 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. 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 16th day of June 2025. By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff July 4, 11, 202525-01105M		
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412023CA006142CAAXMA PHH MORTGAGE CORPORATION, Plaintiff, vs. SHAWN C. O'NEILL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A TIMOTHY STARLING; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on June 23, 2025 in Civil Case No. 412023CA006142CAAXMA, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, PHH MORTGAGE CORPORATION is the Plaintiff, and SHAWN C. O'NEILL; UNITED STATES OF AMERICA - DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1 N/K/A TIMOTHY STARLING; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.		

FIRST INSERTION		
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024-DP-0046 DIV.J IN THE INTEREST OF: I.M.C. DOB: 1/6/2013, MINOR CHILD TO: Dawn Gibson-Capo, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.M.C. born on 1/6/2013. You are hereby commanded to appear on August 12, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL		
RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Angelina Colonnese, Clerk of Court By: As Deputy Clerk July 4, 11, 18, 25, 202525-01080M		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2021 CP 1553 PHEBE SIMMONS, DEXTER MCDONALD, SAMUEL SIMMONS, CLINTON HEAVEN, Petitionors, v. DAVID MCDONALD, JEROME HEAVEN, MARY HAMILTON, MARQUEL SIMMONS, WILLIE LAQUADROIN SIMMONS, ARIS LINDA WILLIAMS, CHARLES HEAVEN JR., MAURICE WILLIAMS, BRIAN HEAVEN, CORY HEAVEN, ABREIL HEAVEN, SANDRA ROSS, and any other heirs and devisees of TERRENCE HEAVEN, deceased, and DELORES HEAVEN, Respondents. TO: JEROME HEAVEN, MARY HAMILTON, MAURICE WILLIAMS, BRIAN HEAVEN, COREY HEAVEN, AND DELORES HEAVEN. YOU ARE NOTIFIED tha an action to partition the following property in Manatee County, Florida: All of Lot 95 and the North 28 feet of Lot 96, WASHINGTON PARK, as per plat thereof recorded in Plat Book 4, Page 128, 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 E. Blake Melhuish, Esquire, the Petitioners' attorney, whose address is 522 Twelfth Street West, Bradenton, Florida 34205, on or before 8/6/2025, and file the original with the Clerk of this Court located at 1115 Manatee Avenue West, Bradenton, Florida, or mailing address at P.O. Box 25400, Bradenton, Florida 34206, either before service on the Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint. 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 25, 2025. ANGELINA M. COLONNESO Clerk of Circuit Court (SEAL) By: Brenda Stewart Deputy Clerk E. Blake Melhuish, Esquire, Petitioners' attorney, 522 Twelfth Street West, Bradenton, Florida 34205 July 4, 11, 18, 25, 202525-01093M		

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2025CA001014AX B-MUSED, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED, et al, Defendants. TO: THE UNKNOWN SPOUSE, HEIRS, DEVISES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS CLAIMING AN INTEREST, THROUGH, UNDER OR AGAINST THE ESTATE OF MARILYN FENNEL, DECEASED Whose last known residence(s) is: 12349 Wood Sage Terrace, Bradenton, FL 34202 TO: THE UNKNOWN SPOUSE OF MARILYN FENNEL Whose last known residence(s) is: 12349 Wood Sage Terrace, Bradenton, FL 34202 And ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSE, HEIRS, DEVISEES, GRANTEES, BENEFICIARIES OR OTHER CLAIMANTS Whose last known residence(s) is/are: Unknown YOU ARE HEREBY required to file your answer or written defenses, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (727) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer		
or by , the nature of this proceeding being a suit for foreclosure of mortgage against the following described property, to wit: LOT 13, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 8, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 30, PAGES 12 THRU 21, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL ID# 584126957 A/K/A: 12349 WOOD SAGE TERRACE, BRADENTON, FL 34202 If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (757) 538-4160, facsimile (727) 240-4972, or email to service@dwaldmanlaw.com, within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against you for the relief demanded in the Complaint or petition. 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 at Manatee County this 27th day of June, 2025. Angelina Colonnese Clerk of the Circuit Court (SEAL) By Kris Gaffney eSigned 06/27/2025 14.32.55 PM Deputy Clerk Damian G. Waldman, Esq., Law Offices of Damian G. Waldman, P.A., PO Box 5162, Largo, FL 33779, telephone (757) 538-4160, facsimile (727) 240-4972, service@dwaldmanlaw.com July 4, 11, 202525-01092M		



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--- SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION

CASE NO. 2023CA000858AX

NATIONSTAR MORTGAGE LLC, Plaintiff, vs.

LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s)

NOTICE IS HEREBY GIVEN pursuant to an Order rescheduling Foreclosure Sale filed June 18, 2025 and entered in Case No. 2023CA000858AX, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE LLC is Plaintiff and LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW.MANATEE.REALFORECLOSE.COM, at 11:00 A.M., on July 23, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 1, BLOCK E, PINE LAKES SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGES 75 THROUGH 80, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodation 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 30th day of June 2025.

Marc Granger, Esq.
Bar. No.: 146870
Kahane & Associates, P.A.
1619 NW 136th Avenue, Suite D-220
Sunrise, Florida 33323
Telephone: (954) 382-3486
Telefacsimile: (954) 382-5380
Designated service email: notice@kahaneandassociates.com
File No.: 23-00021 CMS
July 4, 11, 202525-01108M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO. 412024CA001157CAAXMA

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, Plaintiff, vs.

TONI LOMBARDI; FRESH MEADOWS HOMEOWNERS' ASSOCIATION, INC.; Defendants

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Foreclosure dated March 24, 2025, and entered in Case No. 412024CA001157CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR NOVASTAR MORTGAGE FUNDING TRUST, SERIES 2007-1 NOVASTAR HOME EQUITY LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-1, is Plaintiff and TONI LOMBARDI; FRESH MEADOWS HOMEOWNERS' ASSOCIATION, INC., are defendants. Angelina M. Colonneso, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 30TH day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 38, BLOCK C, FRESH MEADOWS SUBDIVISION PHASE II, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 27, PAGES 47-50, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711."

"Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711."

Dated this 1st day of June, 2025

VAN NESS LAW FIRM, PLC
1239 E. Newport Center Drive, Suite 110
Deerfield Beach, Florida 33442
Ph: (954) 571-2031
PRIMARY EMAIL: Pleadings@vanlawfl.com
/s/ Mark Elia
Mark C. Elia, Esq.
Florida Bar #: 695734
PHH19522-24/sap
July 4, 11, 202525-01112M

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W19237_V14

W20878_V22

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATE---

SECOND INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF THE DISTRICT'S INTENT TO USE THE UNIFORM
METHOD OF COLLECTION OF NON-AD VALOREM
SPECIAL ASSESSMENTS

Notice is hereby given that the Riversong Community Development District (the “District”) intends to use the uniform method of collecting non-ad valorem special assessments to be levied by the District pursuant to Section 197.3632, *Florida Statutes*. The Board of Supervisors of the District will conduct a public hearing on **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.**

The purpose of the public hearing is to consider the adoption of a resolution authorizing the District to use the uniform method of collecting non-ad valorem special assessments (the “Uniform Method”) to be levied by the District on properties located on land included in the District.

The District may levy non-ad valorem special assessments for the purpose of financing, acquiring, maintaining and/or operating community development facilities, services, and improvements within and without the boundaries of the District, to consist of, among other things, roadway improvements, stormwater improvements, water, wastewater and reclaim utilities, offsite improvements, landscape, hardscape and irrigation, undergrounding of electrical, and/or any other lawful improvements or services of the District.

Owners of the properties to be assessed and other interested parties may appear at the public hearing and be heard regarding the use of the Uniform Method. This hearing is open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing may be continued to a date, time, and location to be specified on the record at the hearing. There may be occasions when Supervisors or District Staff may participate by speaker telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in the hearing and/or meeting is asked to contact the District Manager's office at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, at least forty-eight (48) hours before the hearing and/or meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 who can aid you 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 hearing is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Kristen Suit
District Manager
June 27; July 4, 11, 18, 202525-01040M

SECOND INSERTION

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the University Place Community Development District will hold two public hearings and a regular meeting on **July 28, 2025 at 4:30 p.m. at Hampton Inn Suites- Sarasota/Lakewood Ranch located at 8565 Cooper Creek Boulevard, Sarasota, Florida 34201.**

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/2026 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District 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 for the hearings and meeting may be obtained at the offices of the District Manager, located at: 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, phone: 813-933-5571, email lhayes@rizzetta.com

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to platted and unplatted lots using an equalized per unit basis or by stratification of lot size. For more detail, a copy of the Fiscal Year 2025/2026 O&M & Debt Service Assessment schedule may be obtained from the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE			
TOTAL O&M BUDGET		\$ 847,879.00	
COLLECTION COSTS @ 3%		\$ 27,350.94	
EARLY PAYMENT DISCOUNT @4%		\$ 36,467.91	
TOTAL O&M ASSESSMENT		\$ 911,697.85	
Land Use	Total Units	Equivalent Assessment Unit Factor (Operations)	Annual O&M Assessment
Single Family 52’	123	1.00	\$1,778.92
Single Family 52’ (Partial)	2	1.00	\$1,778.92
Single Family 65’	113	1.25	\$2,223.65
Single Family 65’ (Partial)	3	1.25	\$2,223.65
Single Family 75’	69	1.44	\$2,565.76
Single Family 75’ (Partial)	1	1.44	\$2,565.76
Single Family 80’	90	1.54	\$2,736.80
Single Family 80’(Partial)	2	1.54	\$2,736.80

SECOND INSERTION

SALTMEADOWS COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors (“Board”) of the Saltmeadows Community Development District (“District”) will hold a public hearing and regular meeting as follows:

DATE: July 21, 2025
TIME: 12:00 P.M.
LOCATION: Courtyard by Marriott Sarasota
University Park/Lakewood Ranch Area
8305 Tourist Center Drive
Sarasota, Florida 34201

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“Proposed Budget”). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010 (“District Manager's Office”), during normal business hours, or by visiting the District's website at <https://saltmeadowsedd.net/>.

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearing and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearing and/or meeting. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

Any person requiring special accommodations at the public hearing or meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

District Manager
June 27; July 4, 202525-01043M

The Manatee County tax collector will collect the assessments for platted lots. The District will directly collect the assessments for unplatted acreage, if any, and will be sending out a bill in November 2025. For delinquent assessments that were initially directly billed by the District, the District may initiate a foreclosure action or may place the delinquent assessments on the next year's county tax bill. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

Failure to pay the assessments will cause a tax certificate to be issued against the property which may result in a loss of title. All affected property owners have the right to appear at the public hearings and the right to file written objections with the District within twenty (20) days of publication of this notice.

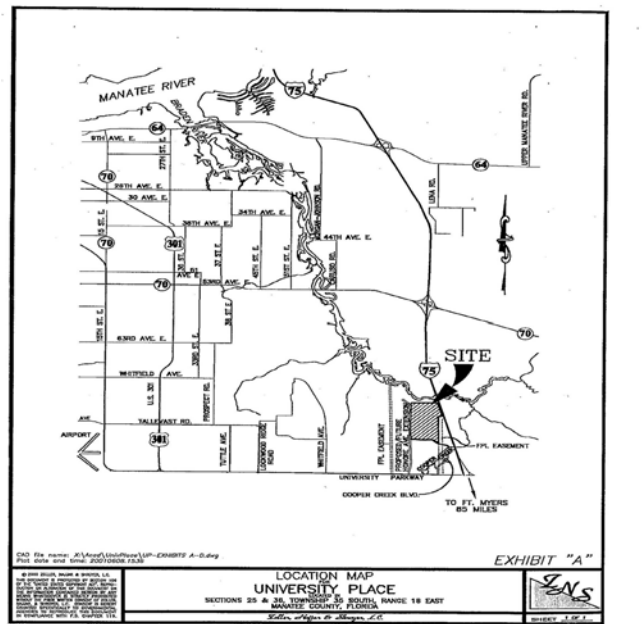
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Lynn Hayes
District Manager



SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000700 IN RE: ESTATE OF NANCY O'HARA, Deceased.</p> <p>The administration of the estate of NANCY O'HARA, deceased, whose date of death was April 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A Personal Representative or curator has no duty to discover whether any</p>
<p>property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <p>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jriviera@hnh-law.com June 27; July 4, 2025 25-01002M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 001340 Division PROBATE IN RE: ESTATE OF JANE MACK Deceased.</p> <p>The administration of the estate of Jane Mack, deceased, whose date of death was May 23, 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.</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</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 27, 2025.</p> <p>Personal Representative: /s/ Kathleen A. Mack Kathleen A. Mack 6923 45th Terrace E. Bradenton, Florida 34203 Attorney for Personal Representative: /s/ John A Moran John A. Moran, Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. PO Box 3948 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 365-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com 02318895-1/11509/4 LNOLL: June 27; July 4, 2025 25-01005M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA PROBATE DIVISION File No: 2025 CP 001178 IN RE: ESTATE OF HOWARD A. RIBBLE A/K/A HOWARD RIBBLE JR. Deceased</p> <p>The administration of the estate of HOWARD A. RIBBLE a/k/a HOWARD RIBBLE JR, deceased, whose date of death was March 12, 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 representatives and 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 27, 2025.</p> <p>Signed by: /s/ Cheryl Carroll 7826F8ABEFB44DC... Cheryl Carroll, Personal Representative 4296 West PR 645 S. Shelbyville IN 46176</p> <p>Signed by: /s/ Christine Lawrence C66DE6C076BF4EA... Christine Lawrence, Personal Representative 251 Bear Story Court, Greenfield, IN 46140 /s/ Jerome Levin Jerome S. Levin, Esq. Attorney for Petitioners Florida Bar Number: 0213594 1432 1st St., Sarasota, FL 34236 Telephone: 941-953-5300 E-Mail: jlevin@levinmediation.com Secondary E-Mail: Linda@levinmediation.com {1173.002.20190716.DOCV1} June 27; July 4, 2025 25-01006M</p>

SECOND INSERTION
<p>NOTICE OF TERMINATION OF GUARDIANSHIP ON CHANGE OF DOMICILE OF RESIDENT WARD IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2023-GA-1784 Division Probate IN RE: GUARDIANSHIP OF ALEXANDER K. MARTIN</p> <p>The guardianship of Alexander K. Martin, ward, whose termination of guardianship 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 guardian and the guardian's attorney are set forth below.</p> <p>All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on June 23, 2025. The jurisdiction of the Ward will be transferred to Larimer County, Colorado.</p> <p>All other interested persons of the</p>
<p>guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Co-Guardian Advocate: Teri L. Martin 4491 Thompson Parkway Johnstown, CO 80534 Co-Guardian Advocate: Dean K. Martin 4491 Thompson Parkway Johnstown, CO 80534 Attorney for Co-Guardian Advocates: Sierra A. Butler Florida Bar No. 103145 Butler Elder Law, P.A., a member of Ferrari, Butler & Moneymaker, PLLC 2025 Lakewood Ranch Blvd., Ste. 201 Lakewood Ranch, FL 34211 Telephone: (941) 254-6611 Fax: 1 (800) 878-8402 Primary: sierra@butlerelderlaw.com Secondary: eservice@butlerelderlaw.com June 27; July 4, 2025 25-01025M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1211-AX Division PROBATE IN RE: ESTATE OF EVA DABROWSKI A/K/A EVE DABROWSKI Deceased.</p> <p>The administration of the estate of EVA DABROWSKI A/K/A EVE DABROWSKI, deceased, whose date of death was April 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W. Bradenton, FL 34205; (Mailing Address: P.O. Box 3000, Bradenton, FL 34206). The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Com-</p>
<p>munity 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 27, 2025.</p> <p>Personal Representative: Steven Dabrowski 2368 Kabat Avenue North Port, Florida 34288 Attorney for Personal Representative: Ellie K. Harris Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Jun. 27; Jul. 4, 2025 25-01013M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-847 IN RE: ESTATE OF ROBERT MYERS BURGESS, JR., also known as ROBERT M. BURGESS, Deceased.</p> <p>The administration of the estate of ROBERT MYERS BURGESS, JR., also known as ROBERT M. BURGESS, deceased, whose date of death was July 20, 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.</p> <p>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>
<p>IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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 or a beneficiary as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <p>Christina Nohmer Personal Representative 941 S. Lockwood Ridge Road Sarasota, FL 34237 Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA & ROBINSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com June 27; July 4, 2025 25-01008M</p>

SECOND INSERTION
<p>NOTICE OF TERMINATION OF GUARDAINSHIP ON CHANGE OF DOMICILE OF RESIDENT WARD IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2022-GA-1886 Division Probate IN RE: GUARDIANSHIP OF KIRA DOUGLAS A person with a developmental disability</p> <p>The guardianship of Kira Douglas, ward, whose termination of guardianship 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 guardian and the guardian's attorney are set forth below.</p> <p>All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on June 23, 2025. The jurisdiction of the Ward will be transferred to Bourbon County, Kentucky.</p>
<p>All other interested persons of the guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Co-Guardian Advocate: Catherine L. Douglas 111 Blacks Cross Road Paris, KY 40361 Co-Guardian Advocate: Jeffrey M. Douglas 111 Blacks Cross Road Paris, KY 40361 Attorney for Co-Guardian Advocates: Sierra A. Butler Florida Bar No. 103145 Butler Elder Law, P.A., a member of Ferrari, Butler & Moneymaker, PLLC 2025 Lakewood Ranch Blvd., Ste. 201 Lakewood Ranch, FL 34211 Telephone: (941) 254-6611 Fax: 1 (800) 878-8402 Primary: sierra@butlerelderlaw.com Secondary: eservice@butlerelderlaw.com June 27; July 4, 2025 25-01026M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025CP000537AX IN RE: Estate of PATRICK JOHN SWEENEY a/k/a PATRICK J. SWEENEY, Deceased.</p> <p>The administration of the estate of Patrick John Sweeney, also known as Patrick J. Sweeney, deceased, whose date of death was August 17, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>
<p>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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida 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, or a beneficiary as specified under s. 732.2211.</p> <p>The date of first publication of this notice is: June 27, 2025.</p> <p>/s/Mary Giorgi Mary Giorgi Personal Representative 2765 Lakeside Court Little Canada, MN 55117 /s/Christian Smith Christian Smith, Esq. Attorney for Personal Representative Florida Bar No. 1039145 Smith Will Trust PLLC 4830 W. Kennedy Blvd., #600 Tampa, FL 33609 Telephone: (727) 424-1464 Email: christiansmithlaw@gmail.com June 27; July 4, 2025 25-01003M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 979 Division Probate IN RE: ESTATE OF ANNETTE G. SHAFFER, Deceased.</p> <p>The administration of the estate of ANNETTE G. SHAFFER, deceased, whose date of death was November 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur-</p>
<p>viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Petitioners: Sandra L. Lamania 6440 Case Avenue Bradenton, FL 34209 Alan W. Shaffer 6735 Hayter Drive Lakeland, FL 33813 Karen A. Jasmer 5416 4th Street E Bradenton, FL 34203 Attorney for Personal Representative: Erika Dine, Esq. Dine Elder Law, PLLC Attorney for Petitioner Florida Bar No. 634581 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 34205 Telephone: 941-748-0550 Email: Erika@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com June 27; July 4, 2025 25-01012M</p>

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2024 CP-2808
IN RE: ESTATE OF
BERTHA I. VANSTEENHOUSE,
Deceased.

The administration of the estate of BERTHA I. VANSTEENHOUSE, deceased, whose date of death was August 14, 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 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 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 27, 2025.

BILL H. SATTELBERG
Personal Representative
3005 Waldo Ave.
Midland, MI 48642

Dave M. Evans, Jr., Esquire
Attorney for Personal Representative
Florida Bar No. 1013511
LEE & EVANS, P.A.
2601 Cattlemen Road, Suite 503
Sarasota, Florida 34232
Telephone: (941) 954 0067
Facsimile: (941) 365 1492
Email: devans@leeandevans.com
Secondary Email:
ljohnston@leeandevans.com
June 27; July 4, 2025 25-01036M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 0426
Division Probate
IN RE: ESTATE OF
Patti A. Trask
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 Patti A. Trask, deceased, File Number 2025 CP 0426, 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 December 23, 2024; that the total value of the estate is \$72,104.30 and that the names and address of those to whom it has been assigned by such order are:

NAME	ADDRESS
James C. Foust	117 E. 6th Street
	Perrysburg, OH 43551

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dece-

dent 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 27, 2025.

Person Giving Notice:
/s/ James C Foust
James C. Foust
117 E. 6th Street
Perrysburg, OH 43851

Attorney for Person Giving Notice:
/s/ Rodney Gerling
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: rgerling@gerlinglawgroup.com
June 27; July 4, 2025 25-01011M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025CP1235
Division Probate
IN RE: ESTATE OF
CARLOS R. RIVERA VAZQUEZ
Deceased.

The administration of the estate of CARLOS R. RIVERA VAZQUEZ, deceased, whose date of death was March 3, 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 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

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. 732.221, 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 27, 2025.

Co-Personal Representatives:
ROBERTO C. RIVERA
1360 Ashford Avenue, Apt. 704
San Juan, PR 00907-1206
DAPHNE A. RIVERA SAAVEDRA
99 Mirador Street
Paseo Alto, PR 00926-5919

Attorney for Personal Representatives:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
June 27; July 4, 2025 25-01033M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Manatee COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP1024
Division PROBATE
IN RE: ESTATE OF
SAUNDRA TOKARZ HILMES,
Deceased.

The administration of the estate of Saundra Tokarz Hilmes, deceased, whose date of death was November 30th, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent

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

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 27, 2025.

/s/ Kimberly Mele
Kimberly Kristen Mele
P.O. Address:
6156 NE 196th Street,
Kenmore, WA 98028

Personal Representative
ROBERT W. DARNELL
ATTORNEY AT LAW
Attorneys for Personal Representative
2639 FRUITVILLE ROAD
SUITE 201
SARASOTA, FL 34237
Telephone: (941) 365-4950
Florida Bar No. 0611999
June 27; July 4, 2025 25-01009M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001330AX
IN RE: ESTATE OF
JOAN SERIO HILL Deceased.

The administration of the estate of Joan Serio Hill, deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, 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 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 27, 2025.

Judith A. Goble,
Personal Representative
6435 Royal Tern Circle
Lakewood Ranch, FL 34202

Hunter B. Craig
Attorney for Personal Representative
Law Offices of Hunter B. Craig, P.A.
2211 E. Sample Road, Suite 203
Lighthouse Point, FL 33064
Florida Bar No. 264474
Email: hunter@huntercraiglaw.com
June 27; July 4, 2025 25-01028M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-001086
Division Probate
IN RE: ESTATE OF
SIAMAK MOLLANAZAR
Deceased.

The administration of the estate of SIAMAK MOLLANAZAR, deceased, whose date of death was March 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 27, 2025.

Personal Representative:
/s/ Barbara V Mollanazar
BARBARA V. MOLLANAZAR
3910 Cobia Court
Palmetto, Florida 34221

Attorney for Personal Representative:
/s/ Donna I. Sobel
DONNA I. SOBEL, ESQUIRE
E-mail Addresses:
donna@sobelattorneys.com
scharles@sobelattorneys.com
Florida Bar No. 370096
DONNA IRVIN SOBEL, P.A.
4900 Manatee Avenue W., Suite 206
Bradenton, FL 34209
Telephone: (941) 747-0001
June 27; July 4, 2025 25-01010M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001342CPAXMA
IN RE: ESTATE OF
WILLIE MAE JACKSON
Deceased.

The administration of the estate of Willie Mae Jackson, deceased, whose date of death was March 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is June 27, 2025.

Personal Representative:
/s/ Susan L Washington
Susan Latrecia Washington
11611 Branch Cay Circle
Riverview, Florida 33569

Attorney for Personal Representative:
/s/ Pilar V. Vazquez for
Rodolfo Suarez Jr. Esq., Attorney
Florida Bar Number: 013201
9100 South Dadeland Blvd, Suite 1620
Miami, Florida 33156
Telephone: 305-448-4244
E-Mail: rudy@suarezlawyers.com
Secondary E-Mail:
eservice@suarezlawyers.com
Pilar V. Vazquez, Esq. FBN 115839
June 27; July 4, 2025 25-01007M

SECOND INSERTION

**NOTICE OF ACTION OF
FORECLOSURE PROCEEDINGS-
PROPERTY**

IN THE COUNTY COURT FOR THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA

CASE: 25-CC-740
**SUMMERFIELD/RIVERWALK
VILLAGE ASSOCIATION, INC.,
a not-for-profit Florida corporation,
Plaintiff, vs.**

**MARILYN FENNEL; UNKNOWN
SPOUSE OF MARILYN FENNEL;
AND UNKNOWN TENANT(S),
Defendant.**

TO: UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARILYN FENNEL, DECEASED

YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a Claim of Lien on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:

Lot 13, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 8, according to the Plat thereof as recorded in Plat Book 30, Pages 12 thru 21, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.

Property Address: 12349 Wood Sage Terrace, Lakewood Ranch, FL 34202

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the

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.

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 this Court on the 3rd day of June, 2025

Angelina "Angel" Colonneso
Circuit and County Courts
(SEAL) By: Kris Gaffney
eSigned 06/03/2025 11:14:06AM
Deputy Clerk

MANKIN LAW GROUP
Attorneys for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
Jun. 27; Jul. 4, 2025 25-01014M

THIRD 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 DRI175

**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 Colonneso
Manatee County Clerk of
The Circuit Court
By: C Hoatland
Deputy Clerk
Jun. 20, 27; Jul. 4, 11, 2025
25-00962M

SAVE

TIME



Email your Legal Notice

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--- TAX DEEDS / ACTIONS / ESTATE ---	
THIRD INSERTION	THIRD INSERTION
<div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-3202 Tax Deed #:2025TD000043</div> <div>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: 2023-3202 Year of Issuance 2023 Description of Property THE SLY 141 FT OF THE NLY 166 FT OF THE ELY 70 FT THE E 1/2 OF THE E 1/2 OF THE NW 1/4 OF THE SW 1/4 OF THE NE 1/4 IN SEC 30, TWN 34S, RNG 17E, MANATEE COUNTY, FL (20241039568) PI #38353.0010/9 Parcel ID Number 3835300109</div> <div>Property Address: 7305 5TH AVE NW BRADENTON, FL 34209</div> <div>Names in which assessed: 55 HEALTH LLC</div> <div>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.</div> <div>June 20, 27; July 4, 11, 2025</div> <div>25-00934M</div>	<div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-2978 Tax Deed #:2025TD000023</div> <div>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: 2023-2978 Year of Issuance 2023 Description of Property LOT 5, BLK C, BEAU VUE ESTATES, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 2, PAGE 93, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#31483.0000/1 Parcel ID Number 3148300001</div> <div>Property Address: 508 1ST AVE E BRADENTON, FL 34208</div> <div>Names in which assessed: CATHARINE HARRISON</div> <div>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.</div> <div>June 20, 27; July 4, 11, 2025</div> <div>25-00924M</div>
THIRD INSERTION	THIRD INSERTION
<div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-2836 Tax Deed #:2025TD000019</div> <div>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: 2023-2836 Year of Issuance 2023 Description of Property LOT 7 AND LOT 8, LESS THE S 10 FT OF LOT 8 AND LESS THE W 15 FT OF LOTS 7 AND 8, WEATHERALL'S SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 304, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH THAT PORTION OF VACATED 9TH STREET DRIVE WEST AS RECORDED IN OFFICIAL RECORDS BOOK 1563, PAGE 7851, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. THE S 10 FT OF LOT 8 AND ALL OF LOT 9, AND LESS THE W 15 FT THEREOF FOR STREET, IN WEATHERALL SUB; ALSO LESS THAT PORTION OF LOT 9 DESCRIBED AS: BEING AT THE INTERSECTION OF THE E EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 45 AND THE S LINE OF SAID LOT 9; THENCE ALONG SAID E EXISTING RIGHT-OF-WAY LINE N 00°17'24 E, 18.15 FT; THENCE S 41°19'52 E, 24.33 FT TO SAID S KUNE IF KYT 9; THENCE ALONG SAID S LINE, N 89°34'34" W, 16.16 FT TO THE POB. LYING AND BEING IN THE WEATHERALL'S SUBDIVISION, IN SECTION 14, TOWNSHIP 34 S, RANGE 17 E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 304, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#27661.0005/9 Parcel ID Number 2766100059</div> <div>Property Address: 908 8TH AVE W PALMETTO, FL 34221</div> <div>Names in which assessed: SALAH HIJAZ</div> <div>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.</div> <div>June 20, 27; July 4, 11, 2025</div> <div>25-00928M</div>	<div>NOTICE OF ACTION- CONSTRUCTIVE SERVICE OF PROCESS</div> <div>IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER 25-CC-1698</div> <div>TARA LISTER, Plaintiff, v. ALL CLEAR POOL MAINTENANCE, LLC, a Duly Organized Florida Limited Liability Company and RONALD HENDERSON, INDIVIDUALLY, Defendants.</div> <div>TO: RONALD HENDERSON</div> <div>YOU ARE NOTIFIED that a lawsuit has been filed against you in Manatee County, Florida and that you are required to serve a copy of your written defenses, if any, to the lawsuit on Plaintiff's attorney, Ciara Lister, Esquire, Gulf Coast Law, P.A., 7935 Airport Road North, Suite 4-293, Naples, Florida 34109 on or before 7/22, 2025, and file the original with the Clerk of this Court at 1115 Manatee Avenue West, Bradenton, Florida 34206 either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for</div> <div>June 27; July 4, 2025</div> <div>25-01027M</div>
SECOND INSERTION	SECOND INSERTION
<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001058</div> <div>Division Probate</div> <div>IN RE: ESTATE OF PATRICE T. PETERSON, A/K/A PATRICE TINA PETERSON, Deceased.</div> <div>The administration of the estate of Patrice T. Peterson, a/k/a Patrice Tina Peterson, deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Circuit Probate Court, 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</div> <div>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.</div> <div>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</div> <div>NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 27, 2025.</div> <div>Personal Representative: Jane C. Canfield 3711 E. Ceres Drive Salt Lake City, Utah 84124</div> <div>Attorney for Personal Representative: Shumaker, Loop & Kendrick, LLP Ashley S. Hodson, Esquire Florida Bar No. 064883 240 S. Pineapple Avenue, 9th Floor Sarasota, Florida 34236 Telephone: 941-364-2723 E-Mail Addresses: ahodson@shumaker.com mward@shumaker.com</div> <div>June 27; July 4, 2025</div> <div>25-01037M</div>	<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: IN RE: ESTATE OF STEPHEN MICHAEL HARRIS Deceased.</div> <div>The administration of the Estate of Stephen Michael Harris, deceased, File Number 2025*, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the petitioner and the petitioner's attorney are set forth below.</div> <div>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 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.</div> <div>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</div> <div>NOTICE.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.</div> <div>The date of first publication of this Notice is June 27, 2025.</div> <div>Personal Representative: Donna Lynette Marrow 2788 North State Road 341 Attica, Indiana 47918</div> <div>Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 Email: contact@nathandoughertylaw.com</div> <div>June 27; Jul. 4, 2025</div> <div>25-01015M</div>

THIRD INSERTION	THIRD INSERTION
<div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-1178 Tax Deed #:2025TD000008</div> <div>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: 2023-1178 Year of Issuance 2023 Description of Property LOT 03, FLOWING WELL SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THAT PORTION OF LOT 3, FLOW WELL SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEING AT THE SE CORNER OF SAID LOT 3; THENCE N 00°10' 41" W, ALONG THE E LINE OF SAID LOT 3, A DISTANCE OF 165.15 FT TO THE SE CORNER OF LOT 4, A DISTANCE OF 125.00 FT TO THE SW CORNER OF SAID LOT 4; THENCE S 00°10' 41" E, ALONG THE SOUTHERLY EXTENSION OF THE W LINE OF SAID LOT 4, A DISTANCE OF 35.16 FT; THENCE S 89°59' 51" W, 431.31 FT; THENCE N 00°02' 49" W, ALONG THE SOUTHERLY EXTENSION OF THE E LINE OF LOT 1 OF SAID FLOWING WELL SUB, A DISTANCE OF 127.60 FT TO THE SE CORNER OF S LOT 1, THENCE W, ALONG THE S LINE OF SAID LOT 1, A DISTANCE OF 172.50 FT TO THE SE CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE E RIGHT-OF-WAY LINE OF 24TH AVENUE E AS SHOWN ON SAID PLAT OF FLOWING WELL SUB; THENCE S 00°02' 49" E ALONG SAID E RIGHT-OF-WAY LINE OF 24TH AVENUE E, ALSO BEING THE MOST WESTERLY LINE OF LOT 3 OF FLOWING WELL SUB, A DISTANCE OF 257.61 FT TO THE SW CORNER OF SAID LOT 3; THENCE N 89°59' 57" E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 729.11 FT TO THE POB PI#7735.0036/9 Parcel ID Number 773500369</div> <div>Property Address: 2515 29TH ST E PALMETTO, FL 34221</div> <div>Names in which assessed: CHRISTOPER SCOTT MCGUIRE, JESSICA ANN MCGUIRE</div> <div>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.</div> <div>June 20, 27; July 4, 11, 2025</div> <div>25-00933M</div>	<div>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. 412025CA000665CAAXMA</div> <div>Nationstar Mortgage LLC 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 Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Deceased; et al Defendants.</div> <div>TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Last Known Address: Unknown</div> <div>YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida</div> <div>LOT 8, BLOCK D, TYLER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</div> <div>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, 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.</div> <div>In and for Manatee County:</div> <div>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.</div> <div>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.</div> <div>DATED on 6/23/2025.</div> <div>Angelina Colonnese As Clerk of the Court (SEAL) By Kris Gaffney As Deputy Clerk</div> <div>File # 25-F00319</div> <div>June 27; July 4, 2025</div> <div>25-01032M</div>
THIRD INSERTION	THIRD INSERTION
<div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-1178 Tax Deed #:2025TD000008</div> <div>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: 2023-1178 Year of Issuance 2023 Description of Property LOT 03, FLOWING WELL SUB, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDING IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THAT PORTION OF LOT 3, FLOW WELL SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 28, PAGES 97 AND 98, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, DESCRIBED AS FOLLOWS: BEING AT THE SE CORNER OF SAID LOT 3; THENCE N 00°10' 41" W, ALONG THE E LINE OF SAID LOT 3, A DISTANCE OF 165.15 FT TO THE SE CORNER OF LOT 4, A DISTANCE OF 125.00 FT TO THE SW CORNER OF SAID LOT 4; THENCE S 00°10' 41" E, ALONG THE SOUTHERLY EXTENSION OF THE W LINE OF SAID LOT 4, A DISTANCE OF 35.16 FT; THENCE S 89°59' 51" W, 431.31 FT; THENCE N 00°02' 49" W, ALONG THE SOUTHERLY EXTENSION OF THE E LINE OF LOT 1 OF SAID FLOWING WELL SUB, A DISTANCE OF 127.60 FT TO THE SE CORNER OF S LOT 1, THENCE W, ALONG THE S LINE OF SAID LOT 1, A DISTANCE OF 172.50 FT TO THE SE CORNER OF SAID LOT 1, ALSO BEING A POINT ON THE E RIGHT-OF-WAY LINE OF 24TH AVENUE E AS SHOWN ON SAID PLAT OF FLOWING WELL SUB; THENCE S 00°02' 49" E ALONG SAID E RIGHT-OF-WAY LINE OF 24TH AVENUE E, ALSO BEING THE MOST WESTERLY LINE OF LOT 3 OF FLOWING WELL SUB, A DISTANCE OF 257.61 FT TO THE SW CORNER OF SAID LOT 3; THENCE N 89°59' 57" E, ALONG THE SOUTH LINE OF SAID LOT 3, A DISTANCE OF 729.11 FT TO THE POB PI#7735.0036/9 Parcel ID Number 773500369</div> <div>Property Address: 2515 29TH ST E PALMETTO, FL 34221</div> <div>Names in which assessed: CHRISTOPER SCOTT MCGUIRE, JESSICA ANN MCGUIRE</div> <div>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.</div> <div>June 20, 27; July 4, 11, 2025</div> <div>25-00933M</div>	<div>NOTICE TO CREDITORS</div> <div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 0090</div> <div>Division Probate</div> <div>IN RE: ESTATE OF EVELYN H. HIGHT, Deceased.</div> <div>The administration of the estate of EVELYN H. HIGHT, deceased, whose date of death was June 29, 2024, 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.</div> <div>All creditors of the decedent and other persons having claims or demands against the 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.</div> <div>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.</div> <div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</div> <div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div> <div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div> <div>The date of first publication of this notice is June 27, 2025.</div> <div>Petitioners: Marilyn K. Preston 4990 3rd A St. E. Bradenton, FL 34203</div> <div>Attorney for Personal Representative: Erika Dine, Esq. Dine Elder Law, PLLC Attorney for Petitioner Florida Bar No. 634581 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 34205 Telephone: 941-748-0550 Email: Erika@hamiltonpricelaw.com Secondary Email: Tara@hamiltonpricelaw.com</div> <div>June 27; July 4, 2025</div> <div>25-01035M</div>

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

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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, WILLIAM 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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#202241078758) 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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

THIRD INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.

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

070084

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 07/24/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

136 William King Boxes, Décor

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

July 4, 11, 202525-00668T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 7001 Gasparilla Road, Port Charlotte, FL, 33981 Charlotte County Gregory McAmis 327 bikes, cooler, ladder, misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 4, 11, 202525-00683T

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 6221 Marlympia Way, Punta Gorda, FL, 33950 Aires Lopes F298 Tools, compressor, totes, bicycle parts, folding chairs, plastic bins, shelves on wheels, skate board, tool carrying case, auto floor jack, misc. 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.

July 4, 11, 202525-00682T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000708CP
Division Probate
IN RE: ESTATE OF
WILLIAM MICHAEL MARVIN
Deceased.

The administration of the estate of WILLIAM MICHAEL MARVIN, deceased, whose date of death was May 1, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 E Marion Ave, Punta Gorda, FL 33950. 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, 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 July 4th, 2025.

Personal Representative:
RENE MICHELLE MILWARD
A/K/A RENE MICHELE MILWARD
80 Gardner Ave.
South Attleboro, Massachusetts 02703
Attorney for Personal Representative:
JACQUELINE BRUEHL, ESQ.
Attorney
Florida Bar Number: 0142964
WAGGONER & BRUEHL, P.A.
5400 Pine Island Road, Suite D
Bokeelia, FL 33922
Telephone: (239) 283-1076
Fax: (239) 283-7567
E-Mail: jackie@wblegallaw.com
Secondary E-Mail:
lisa@wblegallaw.com

July 4, 11, 202525-00664T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
PROBATE DIVISION
File Number: 08-2025-CP-000673
Division: Probate
IN RE: THE ESTATE OF
JAMES P. MASTERSON, SR.,
Deceased.

The administration of the estate of James P. Masterson, Sr., deceased, whose date of death was December 18, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. 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 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.

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 July 4, 2025.

Personal Representative
James P. Masterson, Jr.
167 Sugar Hill Dr.
Bristol, NH 03222
THE HINSON LAW FIRM, P.A.
/s/ Kathryn E. Stanfill
Matthew H. Hinson, Esq.
Florida Bar No. 94017
Kathryn E. Stanfill, Esq.
Florida Bar No. 1002636
300 West Adams St.,
Suite 500
Jacksonville, FL 32202
Phone: 904-527-1700
Fax: 904-355-8088
Matt@HinsonLawPA.com
Kathryn@HinsonLawPA.com
Attorney for Personal Representative
July 4, 11, 202525-00672T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000728CP
IN RE: ESTATE OF
CAROL ANN HENNESSY,
Deceased.

The administration of the estate of CAROL ANN HENNESSY, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

The date of first publication of this notice is: July 4, 2025.

PAUL HENNESSY
Personal Representative
222 SW 11th Avenue
Cape Coral, FL 33991
Robert D. Hines, Esq.
Attorney for Personal Representative
Florida Bar No. 0413550
Hines Norman Hines, P.L.
1312 W. Fletcher Avenue, Suite B
Tampa, FL 33612
Telephone: 813-265-0100
Email: rhines@hnh-law.com
Secondary Email:
jrivera@hnh-law.com
July 4, 11, 202525-00678T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA, PROBATE DIVISION
CASE NO.: 25000680CP
DIVISION: Probate
IN RE: ESTATE OF:
KAREN SHEA A/K/A
KAREN L. SHEA,
Deceased.

The administration of KAREN SHEA A/K/A KAREN L. SHEA, ("Decedent") deceased, whose date of death was February 13, 2025, and whose Social Security Number is XXX-XX-4665, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Murdock Administration Building, Charlotte County Courthouse, Attn: Probate Clerk, 18500 Murdock Circle, Port Charlotte, Florida 33948. The names and addresses of the Petitioner and the Petitioner'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 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.

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

A PERSONAL REPRESENTATIVE OR CURATOR HAS NO DUTY TO DISCOVER WHETHER ANY PROPERTY HELD AT THE TIME OF THE DECEDENT'S DEATH BY THE DECEDENT OR THE DECEDENT'S SURVIVING SPOUSE IS PROPERTY TO WHICH THE FLORIDA UNIFORM DISPOSITION OF COMMUNITY PROPERTY RIGHTS AT DEATH ACT AS DESCRIBED IN FLORIDA STATUTE 732.216-732.228, APPLIES, OR MAY APPLY UNLESS A WRITTEN DEMAND IS MADE BY A CREDITOR AS SPECIFIED UNDER SECTION 732.2211.

The date of first publication of this notice is July 4, 2025.

MITCHELL WALLACE, Petitioner
12292 Appleberg Circle
Port Charlotte, FL 33981
LAW OFFICES OF AL NICOLETTI
/s/ Alfred V. Nicoletti
ALFRED V. NICOLETTI, ESQ.
Florida Bar No.: 125446
7512 Dr. Phillips Blvd.
Suite 50-647
Orlando, Florida 32819
July 4, 11, 202525-00677T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-669-CP
Division: Probate
IN RE: ESTATE OF
RICHARD EUGENE FRYE A/K/A
RICHARD E. FRYE, SR. A/K/A
RICHARD E. FRYE
Deceased.

The administration of the estate of Richard Eugene Frye a/k/a Richard E. Frye, Sr. a/k/a Richard E. Frye, deceased, whose date of death was April 30, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. 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 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 July 4, 2025.

Personal Representative:
Connie M. Nicodemus
5612 Hursh Road
Fort Wayne, Indiana 46845
Schwarz & Harris, P.A.
Attorney for Personal Representative:
Elise V. Bouchard, Esq.
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: e-service@schwarzlaw.net
July 4, 11, 202525-00665T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-747-CP
Division Probate
IN RE: ESTATE OF
EDITH ANNE MARTIN
a/k/a EDITH D. MARTIN
Deceased.

The administration of the Estate of Edith Anne Martin a/k/a Edith D. Martin, deceased, whose date of death was May 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950. 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.

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 July 4, 2025.

Personal Representative
Glenn T. Martin
805 W. Retta Esplanade
Punta Gorda, Florida 33950
Attorney for Personal Representative
Tina M. Mays, Esq.
Florida Bar No. 0726044
Mizell & Mays Law Firm, P.A.
331 Sullivan St.,
Punta Gorda, FL 33950
Telephone: (941) 575-9291
E-mail Addresses:
tmays@mizell-law.com,
ndotres@mizell-law.com
July 4, 11, 202525-00667T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-670-CP
Division Probate
IN RE: ESTATE OF
MARGARET GUTTARI
Deceased.

The administration of the estate of Margaret Guittari, deceased, whose date of death was January 22, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. 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 July 4, 2025.

Personal Representative:
Nadine Teske
25456 Saint Helena Lane
Punta Gorda, Florida 33983
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Forrest G. Miller,
Florida Bar No. 1028360
KUHN'S LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Secondary E-Mail:
forrest@kuhnslawfirm.com
July 4, 11, 202525-00674T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-CP-000706
IN RE: ESTATE OF
LORI JEANNE CONDON
Deceased.

The administration of the estate of Lori Jeanne Condon, deceased, whose date of death was February 2, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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 July 4, 2025.

Personal Representative:
Peter John Condon
418 Monaco Drive
Punta Gorda, Florida 33950
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
July 4, 11, 202525-00675T

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

or email legal@businessobserverfl.com

and select the appropriate County name from the menu option

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

W20878_V23

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY FLORIDA PROBATE DIVISION File No. 25-726 CP IN RE: ESTATE OF DONELDA J. PEASLEY, Deceased.</p> <p>The administration of the estate of Donelda J. Peasley, deceased, whose date of death was May 29, 2025 is pending in the Circuit Court of CHARLOTTE County Florida Probate Division the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the co-personal representatives and the co-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>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>

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 July 4, 2025

Co-Personal Representatives:
Joshua A. Kilhgren,
804 Macbeth Circle, Lakeville,
MN 55044
and
Josyah K. Kilhgren,
5817 73rd Avenue North, Apt 218,
Minneapolis, MN 55429.

Attorney for Co-Personal
Representatives:
Sarah M. Howell, Esq.,
FL Bar No. 084738,
22226 Westchester Blvd,
Port Charlotte, FL 33952;
tel 941-445-6017, fax 941625-2504.
July 4, 11, 2025 25-00671T

FIRST INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 24002041CA SANIBEL CAPTIVA COMMUNITY BANK, a Florida banking corporation, Plaintiff, vs. TIMOTHY BERRY, AIMEE BERRY, SAM J. SAAD, III, manager of FLORIDA TRUST HOLDINGS, LLC, a Delaware limited liability company, as Trustee of 5595 RIVERSIDE DR BERRY LAND TRUST and UNKNOWN TENANTS IN POSSESSION, Defendants.</p> <p>NOTICE IS GIVEN that pursuant to the Summary Final Judgment of Foreclosure filed on the 1st day of July, 2025, in Civil Action No.24002041CA, of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, in which TIMOTHY BERRY, AIMEE BERRY, SAM J. SAAD, III, manager of FLORIDA TRUST HOLDINGS, LLC, a Delaware limited liability company, as Trustee of 5595 RIVERSIDE DR BERRY LAND TRUST and UNKNOWN TENANTS IN POSSESSION, are the Defendants, SANIBEL CAPTIVA COMMUNITY BANK, a Florida Banking Corporation, is the Plaintiff, Roger D. Eaton, Clerk of Court, Charlotte County will sell to the highest and best bidder for cash on the 3rd of October, 2025 at 11:00 a.m. by electronic sale at www.charlotte.realforeclose.com, the following described real property set</p>

forth in the Summary Final Judgment of Foreclosure in Charlotte County, Florida:

LOTS 1 AND 4, BLOCK 26, NORTH CLEVELAND, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 22, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. TOGETHER WITH THE 1/2 VACATED PART OF SECOND STREET IN ACCORDANCE TO THE TERMS OF THE RESOLUTION NO. 2013-026 RECORDED IN O.R. BOOK 3761, PAGE 283, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

5595 Riverside Drive, Punta Gorda, FL 33982

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 07/01/2025.

ROGER D. EATON,
CLERK OF COURT
(SEAL) By: D. Gerace
Deputy Clerk
July 4, 11, 2025 25-00681T

FIRST INSERTION
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000702CA Citizens Bank, N.A. Plaintiff, vs. Richard Edwin Tanner Tabor a/k/a West Virginia Blind Trust Certificate (95-006685); the Unknown Trustees of the Leah Marie Thomas Living Soul Business TR 88- 6538686.; Unknown Beneficiaries of the Leah Marie Thomas Living Soul Business TR 88-6538686, Defendants.</p> <p>TO: the Unknown Trustees of the Leah Marie Thomas Living Soul Business TR</p>

88-6538686, and Unknown Beneficiaries of the Leah Marie Thomas Living Soul Business TR 88-6538686

Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action for declaratory relief on the following property in Charlotte County, Florida:

LOT 4, BLOCK 1689, PORT CHARLOTTE SUBDIVISION, SECTION FIFTY TWO, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 66A THROUGH 66F, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jonathan Mesker, 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 August 4, 2025, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose

FIRST INSERTION
<p>NOTICE OF ACTION CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION Case No.: 25000116CA PALM ISLAND VILLAGE II PROPERTY OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. MATTHEW SNOW; his devisees, grantees, creditors, and all other parties claiming by, through, under or against them; all their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under</p>

any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; UNKNOWN SPOUSE OF MATTHEW SNOW; UNKNOWN TENANT #1 and UNKNOWN TENANT #2, Defendants.

TO:MATTHEW SNOW, last known address 1 Skiff Mountain Road, Sharon, CT 06069, his devisees, grantees, creditors, and all other parties claiming by, through, under or against it and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grant-ees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described.

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-658-CP IN RE: ESTATE OF JOHN DELGENIO Deceased.</p> <p>The administration of the estate of JOHN DELGENIO deceased, whose date of death was March 24, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must</p>

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 July 4, 2025.

Personal Representative:
Catherine A. DelGenio
2180 Broad Ranch Drive
Port Charlotte FL 33948

Attorney for Personal Representative:
/s/Elias M. Mahshie
Elias M. Mahshie, ESQ.
Attorney for Petitioner
Florida Bar Number: 073103
MAHSHIE & DECOSTA, PA
407 E. Marion Ave, suite 101
Punta Gorda, Florida 33950
Telephone: (941) 639-7627
Fax: (941) 575-0242
E-Mail: Elias@MD-Lawfirm.com
Secondary E-Mail:
Kamalee@MD-Lawfirm.com
July 4, 11, 2025 25-00676T

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 24002037CA ONSLOW BAY FINANCIAL, LLC, Plaintiff, vs. DAVE ROY MCCLEARY A/K/A DAVID R. MCCLEARY; CHARLOTTE PARK CIVIC AS- SOCIATION, INC., GOODLEAP, LLC; CLARIBEL MCCLEARY; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 07 day of August, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 11, BLOCK W, CHARLOTTE PARK, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 90A THROUGH 90C, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>PROPERTY ADDRESS: 727 BONITA CT, PUNTA GORDA, FL 33950</p> <p>IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST</p>

FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PEND ENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 07/02/2025.

ROGER D. EATON,
Clerk Of The Circuit Court
(SEAL) By: D. Gerace Deputy Clerk
Submitted by:
De Cubas & by: Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL
FOR SERVICE PURSUANT TO FLA.
R. JUD. ADMIN 2.516
eservice@decubaslewis.com
24-02586
July 4, 11, 2025 25-00684T

FIRST INSERTION
<p>telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK 4X DATED on June 27, 2025.</p> <p>Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk</p> <p>Jonathan Mesker, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, 4919 Memorial Hwy, Suite 135, Tampa, FL 33634 File # 23-F00985 July 4, 11, 18, 25, 2025 25-00669T</p>

FIRST INSERTION
<p>YOU ARE HEREBY NOTIFIED that an action for foreclosure in connection with the following described property in Charlotte County, Florida: Unit 2124 of Palm Island Village II Condominium, together with its undivided share in the common elements, according to the Declaration of Condominium thereof, recorded in Official Records Book 780, Page(s) 791, as amended from time to time, and according to the plat thereof recorded in Condominium Book 4, Pages 64A through 64E, inclusive, and as thereafter amended, of the Public Records of Charlotte County, Florida.</p> <p>Commonly Known As: 7500 Palm Island Drive S, Bldg. 21, Unit 2124, Placida, FL 33946</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Ernest W. Sturges, Jr., Esq., Plaintiff's attorney whose address is Goldman, Tiseo & Sturges, P.A., 701 J C Center Court, Suite 3, Port Charlotte, Florida 33954, thirty (30) days after the first publication date, and file the original with the Clerk of 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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of said Court this 27 day of June, 2025.</p> <p>ROGER D. EATON, CLERK By: B. Lackey (SEAL) Deputy Clerk</p> <p>Ernest W. Sturges, Jr., Esq. GOLDMAN, TISEO & STURGES, P.A. 701 J C Center Court, Suite 3 Port Charlotte, FL 33954 July 4, 11, 2025 25-00670T</p>

FIRST INSERTION
<p>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No.: 25000681DR MICHAEL MCKIM, Petitioner, v. HEATHER ANN KENNEDY, Respondent.</p> <p>(IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA)</p> <p>TO: HEATHER ANN KENNEDY 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 Michael McKim, Petitioner, c/o The Law Office of Eric Reyes, Esq., 18245 Paulson Dr., Suite 127, Port Charlotte, FL 33954, on or before (date at least 28 days from first publication 8/8/2025) and file the original with the clerk of this Court at 350 E. Marion Avenue, Punta Gorda, FL 33950 before service on the Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the Court to decide issues relating to dissolution of marriage, including division of marital assets, liabilities, and any other relief as the Court deems just and proper.</p> <p>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.</p> <p>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.</p> <p>Dated: July 2, 2025</p> <p>CLERK OF THE CIRCUIT COURT By: C. Schmidt (SEAL) Deputy Clerk July 4, 11, 18, 25, 2025 25-00680T</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-298 CP IN RE: ESTATE OF CONNIE A. EISNAUGLE, Deceased.</p> <p>The administration of the estate of Connie A. Eisnaugle, deceased, whose date of death is December 30, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p>

NOTICE.

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

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

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

The date of first publication of this notice is July 4, 2025.

Paul S. Eisnaugle
Petitioner
Mary E. King, Esq.
Attorney for Petitioner
Florida Bar No. 987001
Law Office of Mary E. King, P.L.
3389 Magic Oak Lane
Sarasota, FL 34232
Telephone: (941) 906-7585
Email: taxkinglawpl.com
July 4, 11, 2025 25-00666T

FIRST INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24002010CA U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11, Plaintiff, vs. SUZANNE MCCARTHY; CHARLOTTE COUNTY, FLORIDA; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC.; Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment in Mortgage Foreclosure dated April 2, 2025, and entered in Case No. 24002010CA, of the Circuit Court of the Twentieth Judicial Circuit in and for CHARLOTTE County, Florida. U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR LEHMAN XS TRUST MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2006-11 (hereafter "Plaintiff"), is Plaintiff and SUZANNE MCCARTHY; CHARLOTTE COUNTY, FLORIDA; SECTION 20 PROPERTY OWNER'S ASSOCIATION, INC., are defendants. Roger D. Eaton, Clerk of the Circuit Court for CHARLOTTE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.charlotte.realforeclose.com at 11:00 a.m., on the 31ST day of JULY, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, BLOCK 617, OF PUNTA GORDA ISLES, SECTION 20, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGES 2A-2Z42, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the</p>

lis pendens must file a claim before the clerk reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

"Si usted es una persona minusvlada que necesita algn acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto con Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org por lo menos 7 das antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente despus de recibir esta notificacin si el tiempo antes de la comparecencia que se ha programado es menos de 7 das; si usted tiene discapacitacin del odo o de la voz, llame al 711."

"Si ou se yon moun ki andikape ou enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kk d. Tanpri kontakte Jon Embury, Administrative Services Manager, Phone no. 941-637-2110, Fax no. 941-637-2283, via Email: jembury@cajis20.org nan 7 jou anvan dat ou gen randevou pou part nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si l ou gen pou w part nan tribinal la mwens ke 7 jou; si ou gen pwoblm pou w tande oubyen pale, rele 711."

Dated this day of 07/01/2025.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
(SEAL) BY B. Lackey
As Deputy Clerk

Van Ness Law Firm, PLC
1239 E. Newport Center Drive
Suite #110
Deerfield Beach, Florida 33442
Phone (954) 571-2031
Pleadings@vanlawfl.com
PHH19970-24/sap
July 4, 11, 2025 25-00679T



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

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

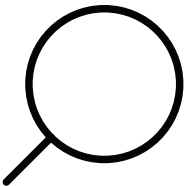


Citizens continue to learn about vital civic matters from newspaper notices.

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

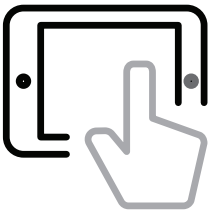
Verifying publication is difficult-to-impossible on the web.

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



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

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

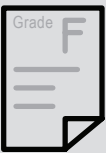


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com

--- SUMMONS ---

FIRST INSERTION

SUMMONS TO SHOW CAUSE
IN THE TWENTIETH JUDICIAL
CIRCUIT COURT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 25-000743-CA
PARCEL(S): 610 PUE/ 510 TCE
Peace River Manasota Regional
Water Supply Authority, an
interlocal governmental entity of the
State of Florida, Petitioner, v.
Najmi Properties, Inc. and SOGC,
Inc., f/k/a Sinclair Oil and Gas
Company, and all other persons
having or claiming to have any right,
title or interest by, through, under or
against the above-named defendants,
or otherwise claiming any right,
title, or interest in the real property
described in this action, et al.,
Defendants.
THE STATE OF FLORIDA
AND TO EACH SHERIFF OF THE
STATE:
AND TO ALL WHOM IT MAY CON-
CERN:
YOU ARE COMMANDED to serve
this Summons to Show Cause, together
with a copy of the Petition in Eminent
Domain; Notice of Lis Pendens; Decla-
ration of Taking to all Defendants and
the Charlotte County Tax Collector in
the above-styled case upon the follow-
ing defendant:
Najmi Properties, Inc. c/o
V. Nicholas Dancaescu, Esquire,
Gray Robinson
301 East Pine Street,
Orlando, FL 32801
Each Defendant is required to serve
written defenses to the Petition on Pe-
titioner's attorney, whose name and ad-
dress is:
Brian A. Bolves
MANSON BOLVES DONALDSON
TANNER, P.A.
109 N. Brush Street, Suite 300
Tampa, FL 33602
Telephone: 813.514.4700

bbolves@mansonbolves.com
vdavis@mansonbolves.com
within 30 days after service of this
Summons on that Defendant, exclu-
sive of the day of service, and to file the
original of the written defenses with the
Clerk of this Court either before service
on Petitioner's attorney or immediately
thereafter. If a Defendant fails to do so,
a default will be entered against that
Defendant for the relief demanded in
the Complaint or Petition.
NOTICE OF HEARING
PLEASE TAKE NOTICE that a Decla-
ration of Taking has been filed in this
cause and that Petitioner will apply
for an Order of Taking vesting title and
possession to the property described
in the Petition in the name of the Pe-
titioner, and any other order the Court
deems proper before the Honorable
Judge Russell T. Kirshy on August 25,
2025 at 2:30pm via Zoom: https://
zoom.us/j/9390411098 Zoom ID: 939
041 1098 Passcode: 600481. All defen-
dants to this suit may request a hearing
at the time and place designated and be
heard. Any defendant failing to file a re-
quest for hearing shall waive any right
to object to the Order of Taking.
Dated: 06/24/2025
Pursuant to Florida Rules of Judicial
Administration Rule 2.540
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
Jon Embury, Administrative Services
Manager, whose office is located at 350
E. Marion Avenue, Punta Gorda, Florida
33950, and whose telephone number
is (941) 637-2110, at least 7 days before
your scheduled court appearance, or
immediately upon receiving this notifi-
cation if the time before the scheduled
appearance is less than 7 days; if you are
hearing or voice impaired, call 711.
You are each notified that the Peti-

tioner files its sworn Petition and its
Declaration of Taking in this Court
against you as respondent, seeking to
condemn by eminent domain pro-
ceedings the above-described property
located in the State of Florida, Hillsbor-
ough County.
SUMMONS: PERSONAL SERVICE
ON AN INDIVIDUAL
IMPORTANT
A lawsuit has been filed against you. You
have 30 calendar days after this Sum-
mons is served on you to file a written
response to the attached Complaint in
this Court. A phone call will not protect
you; your written response, including
the above case number and named par-
ties, must be filed if you want the Court
to hear your case. If you do not file your
response on time, you may lose the case,
and your wages, money, and property
may thereafter be taken without further
warning from the Court. There are
other legal requirements. You may want
to call an attorney right away. If you do
not know an attorney, you may call an
attorney referral service or a legal
aid office (listed in the phone book).
If you choose to file a written re-
sponse yourself, at the same time you
file your written response to the Court
you must also mail or take a carbon
copy or photocopy of your written re-
sponse to the "Plaintiff/Plaintiff's At-
torney" named below.
DESCRIPTION
A PERMANENT UTILITY
EASEMENT LYING WITHIN
SECTION 18, TOWNSHIP 40
SOUTH, RANGE 21 EAST, BE-
ING MORE PARTICULARLY
DESCRIBED AS FOLLOWS:
COMMENCE AT THE SOUTH-
WEST CORNER OF SECTION
18, TOWNSHIP 40 SOUTH,
RANGE 21 EAST; THENCE N
00°20'55" E ALONG THE WEST
LINE OF SAID SECTION 18, A
DISTANCE OF 485.00 FEET

TO THE POINT OF BEGIN-
NING; THENCE CONTINUE
N 00°20'55" E ALONG SAID
WEST LINE, A DISTANCE OF
2929 FEET MORE OR LESS
TO THE MEAN HIGH WATER
OF THE "MYAKKA RIVER";
THENCE EASTERLY ALONG
SAID MEAN HIGH WATER,
A DISTANCE OF 30.00 FEET
MORE OR LESS; THENCE S
00°20'55" W, PARALLEL WITH
AND 30' EASTERLY THERE-
FROM THE WEST LINE OF
SAID SECTION 18, A DIS-
TANCE OF 712 FEET MORE
OR LESS; THENCE S 89°41'18"
E A DISTANCE OF 20.00
FEET; THENCE S 00°20'55"
W, PARALLEL WITH AND
50' EASTERLY THEREFROM
THE WEST LINE OF SAID
SECTION 18, A DISTANCE
OF 2217.38 FEET; THENCE N
89°25'13" W, A DISTANCE OF
50.00 FEET TO THE POINT
OF BEGINNING.
CONTAINING A DESCRIBED
AREA OF 3.04 ACRES MORE
OR LESS.
DESCRIPTION
A TEMPORARY CONSTRUC-
TION EASEMENT LYING
WITHIN SECTION 18, TOWN-
SHIP 40 SOUTH, RANGE 21
EAST, BEING MORE PAR-
TICULARLY DESCRIBED AS
FOLLOWS:
COMMENCE AT THE SOUTH-
WEST CORNER OF SECTION
18, TOWNSHIP 40 SOUTH,
RANGE 21 EAST; THENCE
N 00°20'55" E ALONG THE
WEST LINE OF SAID SEC-
TION 18, A DISTANCE OF
485.00 FEET, THENCE S
89°25'13" E DEPARTING SAID
WEST LINE, A DISTANCE
OF 50.00 FEET TO A POINT

OF BEGINNING THENCE N
00°20'55" E, A DISTANCE OF
2217.38 FEET TO A POINT
HEREINAFTER REFERRED
TO AS POINT "A"; THENCE
S 89°41'18" E, A DISTANCE
OF 25.00 FEET; THENCE S
00°20'55" W, A DISTANCE
OF 2217.50 FEET; THENCE N
89°25'13" W, A DISTANCE OF
25.00 FEET TO THE POINT
OF BEGINNING, THENCE
RETURNING TO AFORE-
SAID POINT "A" AND RUN
N 89°41'18" W, A DISTANCE
OF 20.00 FEET, THENCE N
00°20'55" E, A DISTANCE OF
712 FEET MORE OR LESS TO
THE MEAN HIGH WATER
OF THE "MYAKKA RIVER"
THENCE EASTERLY ALONG
SAID MEAN HIGH WATER, A
DISTANCE OF 20 FEET MORE
OR LESS, THENCE S 00°20'55"
W, A DISTANCE OF 712 FEET
MORE OR LESS TO AFORE-
SAID POINT "A".
CONTAINING A DESCRIBED
AREA OF 1.60 ACRES MORE
OR LESS.
IMPORTANTE
Usted ha sido demandado legalmente.
Tiene 30 dias, contados a partir del
recibo de esta notificacion, para con-
testar la demanda adjunta, por escrito,
y presentarla ante este tribunal. Una
llamada telefonica no lo protegera; si
usted desea que el tribunal considere
su defensa, debe presentar su respu-
esta por escrito, incluyendo el numero
del caso y los nombres de las partes,
interesadas en dicho caso. Si usted no
contesta la demanda a tiempo, podiese
perder el caso y podria ser despojado de
sus ingresos y propiedades, o privado
de sus derechos, sin previo aviso del tri-
bunal. Existen otros requisitos legates.
Si lo desea, puede usted consultar a un
abogado inmediatamente. Si no conoce

a un abogado, puede llamar a una de las
oficinas de asistencia legal que aparecen
en la guia telefonica.
Si desea responder a la demand a por
su cuenta, al mismo tiempo en que pre-
senta su respuesta ante el tribunal, de-
bera usted enviar por correo o entregar
una copia de su respuesta a la persona
denominada abajo como "Plaintiff/
Plaintiff's Attorney". (Mandate o
Abogado del Demanadante).
IMPORTANT
Des pour suites judiciaires ont ete en-
treprises contre vous. Vous avez 30
jours consecutifs a partir de la date de
l'assignation de cette citation pour de-
poser une reponse ecrite a la plainte ci-
jointe aupres de ce Tribunal. Un simple
coup de telephone est insuffisant pour
vous proteger; vous etes oblige de de-
poser votre reponse ecrite, avec men-
tion du numero de dossier ci-dessus et
du nom des parties nommees ici, si vous
souhaitez que le Tribunal entende votre
cause. Si vous ne deposez pas votre re-
ponse ecrite dans le relai requis, vous
risquez de perdre la cause ainsi que
votre salaire, votre argent, et vos biens
peuvent etre saisis par la suite, sans au-
cun preavis ulterieur du Tribunal. Il y a
d'autres obligations juridiques et vous
pouvez requerir les services immediats
d'un avocat. Si vous ne connaissez pas
d'avocat, vous pourriez telephoner a un
service de reference d'avocats ou a un
bureau d'assistance juridique (figurant
a l'annuaire de telephones).
Si vous choisissez de deposer vous-
memo une reponse ecrite, il vous
faudra egalement, en meme temps
que cette formalite, faire parvenir ou
expedier une copie au carbone ou une
photocopie de votre reponse ecrite au
"Plaintiff/Plaintiff's Attorney" (Plaig-
nant ou a son avocat) nomme ci
ROGER D. EATON
As Clerk of the Circuit Court
(SEAL) By: D. Gerace As Deputy Clerk
July 4, 11, 2025 25-00673T

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ESTATES ---

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CICRCUIT IN AND FOR
CHARLOTTE COUNTY
FLORIDA
CASE NO.: 250000423CA
JONATHAN ALEXANDER,
Plaintiff, v.
EDMUND TOHME,
Defendants.
TO: EDMUND TOHME
INTERNATIONAL COLLEGE
215 PARK AVENUE SOUTH, SUITE
1802
NEW YORK, NEW YORK 10003
YOU ARE NOTIFIED that an action
to quiet title on the following property
in Charlotte County, Florida:
THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN CHAR-
LOTTE COUNTY, FLORIDA,
TO WIT:
LOT 7, BLOCK 4487, PORT
CHARLOTTE SUBDIVISION,
SECTION 81, ACCORDING
TO THE PLAT THEREOF RE-
CORDED IN PLAT BOOK 6,
PAGE 51A THRU 51P, OF THE
PUBLIC RECORDS OF CHAR-
LOTTE COUNTY, FLORIDA.
has been filed against you and that you
are required to serve a copy of your
written defenses, if any, to it on The Law

Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days of the first date of
publication of this Notice, and file the
original with the Clerk of this Court,
at 350 E Marion Ave, Punta Gorda,
FL 33950 before service on Plaintiff
or immediately thereafter. If you fail to
do so, a Default may be entered against
you for the relief demanded in the
Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
the Administrative Services Manager,
whose office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
DATED this 6 day of June, 2025.
Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk
June 13, 20, 27; July 4, 2025
25-00606T

SECOND INSERTION

NOTICE TO CREDITORS
(summary administration)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000313CP
Division Probate
IN RE: ESTATE OF
Susan Beth Crocitto,
a/k/a Susan Crocitto, Deceased.
TO ALL PERSONS HAVING CLAIMS
OR DEMANDS AGAINST THE
ABOVE ESTATE:
You are hereby notified that an Or-
der of Summary Administration has
been entered in the estate of Susan
Beth Crocitto, a/k/a Susan Crocitto, de-
ceased, File Number 25000313CP; by
the Circuit Court for Charlotte County,
Florida, Probate Division, the address
of which is 350 East Mation Avenue,
Punta Gorda, FL 33950; that the deced-
ent's date of death was December 20,
2024; that the total value of the estate
is \$0.00 (exempt property) and that the
names and addresses of those to whom
it has been assigned by such order are:
Name Address
Creditors: NONE
Beneficiaries: Daniel J. Crocitto
5919 Azalea Court,
West Palm Beach, FL 33415
ALL INTERESTED PERSONS ARE
NOTIFIED THAT:
All creditors of the estate of the de-
cedent and persons having claims or

demands against the estate of the dece-
dent other than those for whom pro-
vision 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. NOTWITH-
STANDING ANY OTHER APPLI-
CABLE 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 27, 2025.
Person Giving Notice:
/s/Daniel J. Crocitto
Daniel J. Crocitto
Personal Representative
5919 Azalea Circle
West Palm Beach, FL 33415
Attorney for Person Giving Notice:
/s/Mark Martella
Mark Martella, Esq.
Attorney for Petitioners
Florida Bar No. 024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Phone: 941-867-6865
Fax: 941-867-8949
Primary: mark@martellalaw.com
Secondary: tara@martellalaw.com
June 27; July 4, 2025 25-00659T

FOURTH INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25000280CA
KS BURNS LLC,
Plaintiff, v.
DIPLOMAT WORLDWIDE LLC, a
Florida Limited Liability Company,
Defendants.
TO: DIPLOMAT WORLDWIDE LLC,
A Florida Limited Liability Company
c/o RONALD L. FINE, its Registered
Agent
4600 NORTH BAY ROAD
MIAMI BEACH, FLORIDA 33140
YOU ARE NOTIFIED that an action
to quiet title on the following property
in Charlotte County, Florida:
THE FOLLOWING DE-
SCRIBED LAND, SITUATE,
LYING, AND BEING IN CHAR-
LOTTE COUNTY, FLORIDA,
TO WIT:
PCH 037 2174 0014 PORT
CHARLOTTE SEC 37 BLK 2174
LT 14.
has been filed against you and that you
are required to serve a copy of your
written defenses, if any, to it on The Law
Office of C.W. Wickersham, Jr., P.A.,
Plaintiff's attorney, at 2720 Park Street,
Suite 205, Jacksonville, Florida, 32205,
Phone Number: (904) 389-6202, not
less than 28 days of the first date of
publication of this Notice, and file the
original with the Clerk of this Court,
at 350 E Marion Ave, Punta Gorda,
FL 33950 before service on Plaintiff
or immediately thereafter. If you fail to
do so, a Default may be entered against
you for the relief demanded in the
Complaint.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the pro-
vision of certain assistance. Please contact
the Administrative Services Manager,
whose office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
DATED this 11 day of June, 2025.
Clerk of the Circuit Court
By: B. Lackey (SEAL)
As Deputy Clerk
June 13, 20, 27; July 4, 2025
25-00615T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25000723CP
IN RE: ESTATE OF
ALICE BARBARA WAGNER
Deceased.
The administration of the estate of Al-
ice Barbara Wagner, deceased, whose
date of death was October 30, 2024,
is pending in the Circuit Court for
CHARLOTTE COUNTY, Florida, Probate
Division, the address of which is 350 E.
Marion Street, Punta Gorda, FL 33950.
The names and addresses of the per-
sonal representative and the personal
representative's attorney are set forth
below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
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,
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 27, 2025
Personal Representative:
Leslie Dawn Wagner
60 Homewood Ave. #209
Toronto, Ontario M4Y 2X4, Canada
Attorney for Personal Representative:
/s/ Andrej Cuturic
Andrej Cuturic
Attorney
Florida Bar Number: 1018523
801 E Venice Ave, Ste. 2
Venice, Florida 34285
Telephone: (941) 441-9193
Fax: (941) 214-2629
E-Mail: ac@legacylifelegal.com
Secondary E-Mail:
stephanie@legacylifelegal.com
June 27; July 4, 2025 25-00661T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25000692CP
Division: Probate
IN RE: ESTATE OF
DONALD DUANE MCINTOSH
Deceased.
The administration of the estate of
DONALD DUANE McINTOSH, de-
ceased, whose date of death was March
24, 2025, is pending in the Circuit
Court for Charlotte County, Florida,
Probate Division, the address of which
is 350 E. Marion Avenue, Punta Gorda,
FL 33950. 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.
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,
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 27, 2025.
Personal Representative:
MARSHALL McINTOSH
c/o Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Attorney for Personal Representative:
JULIE A. COLLINS
Florida Bar Number: 0151483
Staas Law Group, P.L.L.C.
801 E. Venice Ave., Ste. #2
Venice, FL 34285
Telephone: (941) 408-8555
Fax: (941) 408-8556
E-Mail: jcollins@staaslawgroup.com
Secondary E-Mail:
e-service@veniceelderlaw.com
June 27; July 4, 2025 25-00660T

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CICRCUIT IN AND FOR CHARLOTTE COUNTY FLORIDA CASE NO.: 25000370CA RDK INVESTMENT HOLDINGS LLC, Plaintiff, v. JOHN TURKOVICH, Defendants. TO: JOHN TURKOVICH 915 MENOHER BLVD, STE A. JOHNSTOWN, PA 15905 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: PCH 024 2012 0009 PORT CHARLOTTE SEC 24 BLK 2012 LT 9.</p> <p>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205,</p>
<p>Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 23 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 27; July 4, 11, 18, 2025 25-00656T</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 22000806CA WELLS FARGO BANK, N.A., Plaintiff, v. CATHERINE MULLANE, et al., Defendants. ROTONDA WEST ASSOCIATION, INC., Defendant/Cross-Plaintiff, v. CATHERINE MULLANE, et al., Defendants/Cross-Defendants. NOTICE IS HEREBY GIVEN pursuant to the Order on Motion to Reset Foreclosure Sale dated June 16, 2025 [DIN 211] following the Motion to Reset Foreclosure Sale dated June 5, 2025 [DIN 205], entered in Case No. 22000806CA of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein ROTONDA WEST ASSOCIATION, INC. is the Defendant/Cross-Plaintiff, and CATHERINE MULLANE and the other above-named defendant parties are the Defendants/Cross-Defendants.</p> <p>The Clerk shall sell at public sale to the highest and best bidder for cash at 11:00 a.m. on Wednesday, July 30, 2025 at www.charlotte.realforeclose. com, the following described property as set forth in said Final Judgment, to wit: Legal Description: Lot 76 and East 1/2 of Lot 75, RO-</p>
<p>TONDA WEST, PEBBLE BEACH, according to the plat thereof, as recorded in Plat Book 8, Page 13A through 13L, in the Public Records of Charlotte County, Florida. Pacel Identification Number: 412022402003 Property Address: 5 (and 3E) Mark Twain Lane, Rotonda West, Florida 33947 IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN SIXTY (60) DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 06/23/2025. ROGER D. EATON Clerk of the Court (SEAL) BY: Deni Gerace Deputy Clerk June 27; July 4, 2025 25-00657T</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000281CA SENTINEL FUND SPV III, LLC, a Florida limited liability company, Plaintiff, v. PGF3 LLC, a Florida limited liability company; IVANIA FERRUFINO, an individual; UNKNOWN TENANT #1; and UNKNOWN TENANT #2, Defendants. NOTICE is hereby given that, pursuant to the Default Final Judgment of Foreclosure dated June 11, 2025, and entered in Case No. 25000281CA of the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, wherein SENTINEL FUND SPV III, LLC is the Plaintiff and PGF3 LLC and IVANIA FERRUFINO are Defendants, Roger D. Eaton, Clerk of the Circuit Court will sell to the highest and best bidder for cash at www. charlotte.realforeclose.com at 11:00 a.m. on AUGUST 7, 2025 the following described property as set forth in said Final Judgment: LOTS 7 AND 8, GILCHRIST'S SUBDIVISION OF BLOCK 38, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. AND LOTS 9 AND 10, GILCHRIST'S SUBDIVISION OF BLOCK 38, CITY OF PUNTA GORDA, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 26, PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. TOGETHER WITH THE VA- CATED NORTH ONE HALF OF MONTGOMERY AVENUE, ADJACENT THERETO, AS RE- CORDED IN DEED BOOK 152, PAGE 306, PUBLIC RECORDS</p>
<p>OF DESOTO COUNTY, FLOR- IDA. Property Address: 220 Milus St., Punta Gorda, FL 33950, and 501 Marion Ave., Punta Gorda, FL 33950 IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER- SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THE FINAL JUDG- MENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your sched- uled court appearance, or immedi- ately upon receiving this notifi- cation if the time before the sched- uled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 06/18/2025 ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted By: Shin Law Firm, P.A. Attorneys for Plaintiff 189 S. Orange Ave, Ste 1650 Orlando, FL 32801 Telephone: (407) 730-7814 E-mail service@shinlawgp.com June 27; July 4, 2025 25-00644T</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO: 2025CA000240 NATIONSTAR MORTGAGE LLC, Plaintiff, -vs- DANIEL R SOKOL IIA/K/A DANIEL SOKOL Defendant(s) TO: UNKNOWN SPOUSE OF DAN- IEL R. SOKOL, II A/K/A DANIEL SOKOL Last Known Address: 3244 Peace River Drive, Punta Gorda, FL 33983 You are notified of an action to fore- close a mortgage on the following prop- erty in Charlotte County: LOTS 33 AND 34, BLOCK 109, HARBOUR HEIGHTS SUB- DIVISION, SECTION FOUR, PART TWO, ACCORDING TO THE MAP OR PLAT THERE- OF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 32, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. 3244 Peace River Drive, Punta Gorda, FL 33983 The action was instituted in the Circuit Court, Twentieth Judicial Circuit in and for Charlotte, County, Florida; Case No. 2025CA000240; and is styled Nationstar Mortgage LLC vs. Daniel R Sokol II. You are required to serve a copy of your written defenses, if any,</p>
<p>to the action on Kelley Church, Esq., Plaintiff's attorney, whose address is 255 South Orange Ave, Suite 900, Orlando, FL 32801 on or before 7/25/2025, (or 30 days from the first date of publication) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately after service; otherwise, a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>The Court has authority in this suit to enter a judgment or decree in the Plaintiff's interest which will be binding upon you.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 6/19/2025 Charlotte Clerk of the Circuit Court As Clerk of Court (SEAL) By: B. Lackey As Deputy Clerk June 27; July 4, 2025 25-00642T</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CIVIL ACTION CASE NO. 241239CC AMY WOITAS, Plaintiff, vs. ADAM R. ATLAS, his devisees, grantees, creditors, and all other parties claiming by, through, under or against him and all unknown natural persons, if alive and if not known to be dead or alive, their several and respective spouses, heirs, devisees grantees, and creditors or other parties claiming by, through, or under those unknown natural persons and their several unknown assigns, successors in interest trustees, or any other persons claiming by through, under or against any corporation or other legal entity named as a defendant and all claimants, persons or parties natural or corporate whose exact status is unknown, claiming under any of the above named or described defendants or parties who are claiming to have any right, title or interest in and to the lands hereafter described; DONNA MARIE KING; and UNKNOWN TENANT #1, Defendants. NOTICE IS HEREBY GIVEN that I, the undersigned Clerk of the Circuit Court of Charlotte County, Florida, shall sell the property at public sale to the highest bidder for cash, except as set forth hereinafter, on Friday, August 15,</p>
<p>2025, at 11:00 a.m. at www.charlotte. realforeclose.com, in accordance with Chapter 45 Florida Statutes, the following-described real property: Lot 15, Block 500, Port Charlotte Subdivision, Section Nine, ac- cordingly to the plat thereof, as recorded in Plat Book 4, Page(s) 19A through 19D, inclusive, of the Public Records of Charlotte County, Florida The said sale will be made pursuant to the Final Judgment of Foreclosure of the Circuit Court of Charlotte County, Florida, in Civil Action No. 241239CC, Amy Woitas v. Adam R. Atlas, et als. 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 with- in 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is lo- cated at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated 06/24/2025 ROGER D. EATON, Clerk (SEAL) By: D. Gerace Deputy Clerk June 27; July 4, 2025 25-00662T</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 24000087CA CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs. GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated October 22, 2024, and entered in 24000087CA of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein CARRINGTON MORTGAGE SERVICES LLC is the Plaintiff and GAY A. NUCKOLLS, AS TRUSTEE OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; UNKNOWN BENEFICIARIES OF THE GAY A. NUCKOLLS TRUST, UNDER A TRUST AGREEMENT DATED OCTOBER 22, 2003; GAY A. NUCKOLLS; THE UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT are the Defendant(s). ROGER D. EATON as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.charlotte.realforeclose. com, at 11:00 AM, on July 14, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 7, BLOCK E, HOLI- DAY MOBILE ESTATES 3RD</p>
<p>ADDITION, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 30A THROUGH 30E, OF THE PUBLIC RECORDS OF CHAR- LOTTE COUNTY, FLORIDA. TOGETHER WITH-DOUBLE WIDE 1980 MOBILE HOME; VIN NUMBERS 6340B/A Property Address: 1429 BLUE HERON DRIVE, ENGLE- WOOD, FL 34224 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in ac- cordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 06/20/2025. ROGER D. EATON As Clerk of the Court (SEAL) By: B. Lackey As Deputy Clerk Submitted by: Robertson, Anschutz, Schneid, Crane & Partners, PLLC Attorneys for Plaintiff 6409 Congress Avenue, Suite 100, Boca Raton, FL 33487 Telephone: 561-241-6901 Fax: 561-997-6909 23-166633 - MaM June 27; July 4, 2025 25-00643T</p>

SECOND INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **July 15th, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Alexandra Lindsey	1020	Household Items
Bianca St. Pierre	5062	Household Items
Chantal Bajakian	10024	Household Items
Melissa Arthur	10042	Household Items
Brennan Kosharue	8026	Household Items

June 27; July 4, 2025

25-00645T

THIRD INSERTION

FOURTH INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 25000403CA ANGEL DOMINGUEZ, Plaintiff, v. RODY SAINT HAIRE, WENLEY DESMANGLES EXIL and STEVEISHA CECILE SMILEY, Defendants. TO: WENLEY DESMANGLES EXIL 6159 EATON STREET WEST PALM BEACH, FL 33411 YOU ARE NOTIFIED that an action to quiet title on the following property in Charlotte County, Florida: THE FOLLOWING DE- SCRIBED LAND, SITUATE, LYING, AND BEING IN CHAR- LOTTE COUNTY, FLORIDA, TO WIT: PCH 013 1358 0013 PORT CHARLOTTE SEC 13 BLK 1358 LT 13.</p> <p>has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on The Law Office of C.W. Wickersham, Jr., P.A., Plaintiff's attorney, at 2720 Park Street, Suite 205, Jacksonville, Florida, 32205,</p>
<p>Phone Number: (904) 389-6202, not less than 28 days of the first date of publication of this Notice, and file the original with the Clerk of this Court, at 350 E Marion Ave, Punta Gorda, FL 33950 before service on Plaintiff or immediately thereafter. If you fail to do so, a Default may be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provi- sion of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 6 day of June, 2025. Clerk of the Circuit Court By: B. Lackey (SEAL) As Deputy Clerk June 13, 20, 27; July 4, 2025 25-00607T</p>

FOURTH INSERTION
<p>NOTICE OF PARTITION SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO. 24002240CA EIP IV FL CALOOS LAND CO., LLC, a Delaware limited liability company, Plaintiff, v. RANDY MAYNARD, ROBERTA A. MAYNARD, et al., Defendants. NOTICE is hereby given that, pursuant to the Final Judgment of Partition, Qui- eting Title and Determining Beneficia- ries (the "Final Judgment") entered on May 27, 2025 in the above referenced matter pending in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of Court will sell at public sale to the highest and best bidder for cash via the internet at www.charlotte.realforeclose. com at 11:00 a.m. on August 21, 2025 the following property described below, situated in Charlotte County, Florida, as set forth in the Final Judgment: DESCRIPTION OF THE REAL PROPERTY: Lot 8, Block 44, Resubdivision of Tamiami Subdivision, according to the map or plat thereof, as re- corded in Plat Book 2, Page 24½, of the Public Records of Char-</p>
<p>lotte County, Florida. AMERICANS WITH DISABILITIES ACT: If you are a person with a dis- ability who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Adminis- trative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637- 2110, at least 7 days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 06/05/2025. ROGER D. EATON CLERK OF CIRCUIT COURT & COMPTROLLER (SEAL) By: B. Lackey Deputy Clerk BILL TO: DAVID L. BOYETTE, ESQUIRE Adams and Reese LLP 2001 Siesta Drive, Suite 302 Sarasota, Florida 34239 Florida Bar No. 0813140 Counsel for Plaintiff Phone: (941) 316-7600 June 13, 20, 27; July 4, 2025 25-00591T</p>

--- ESTATE ---		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No.: 25 CP 490 IN RE: ESTATE OF MARY LOUISE LYONS Deceased.</p> <p>The administration of the estate of Mary Louise Lyons, deceased, whose date of death was November 7, 2024, is pending in the Circuit Court for Charlotte County address of 350 E. Marion Ave., Punta Gorda, FL 33950. 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 tile 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 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</p>		
<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 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>A Personal Representative or Curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a Creditor, as specified under s. 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: George William Lyons Attorney for Personal Representative: Nathan Dougherty, Esquire Florida Bar No. 118632 P.O. Box 380984 Murdock, FL 33938 Tel: (941) 270-4489 contact@nathandoughertylaw.com June 27; July 4, 2025 25-00652T</p>		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25000403CP IN RE: ESTATE OF JEFFREY PAUL LEARY a/k/a JEFFREY LEARY Deceased</p> <p>The administration of the Estate of JEFFREY PAUL LEARY a/k/a JEFFREY LEARY, deceased, File Number 25000403CP, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The Estate is Testate and the date of the decedent's Last Will and Testament is March 27, 2014 and any Codicils are dated December 20, 2018. The name and address of the Personal Representative and the Personal Representative's attorney are set forth below.</p> <p>All creditors of the decedent and all 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 the court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE</p>		
<p>DATE OF SERVICES OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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 DEATH IS BARRED.</p> <p>The date of the first publication of this notice is June 27, 2025.</p> <p>Personal Representative: KRISTEN HANSEN, 18693 Countryman Avenue Port Charlotte, Florida 33948 Attorney for Personal Representative: ROBERT D. SCHWARTZ, ESQ. Florida Bar No. 028525 1901 S. Congress Avenue, Suite 215 Boynton Beach, Florida 33426 Telephone: (561) 736-3440 E-mail: robert@schwartzpa.com June 27; July 4, 2025 25-00641T</p>		
SECOND INSERTION		
<p>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-000703-CP Division: Probate IN RE: ESTATE OF MICHAEL K. WATKINS Deceased.</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 Michael Watkins, deceased, File Number 25-000703-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, Florida 33950; that the Decedent's date of death was April 1, 2025; that the total value of the estate is \$31,858.19 and that the name and address of those to whom it has been assigned by such order are:</p> <p>Tracy L. Watkins 1542 Ultramarine Lane Punta Gorda, Florida 33983 ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p>		
<p>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 CLAIMS 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 27, 2025.</p> <p>Person Giving Notice: Tracy L. Watkins 1542 Ultramarine Lane Punta Gorda, Florida 33983 Attorney for Person Giving Notice: Jeffrey Briscoe Florida Bar No. 0127501 3440 Conway Blvd., Suite 1A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 Email: jeff@jeffbriscoe.com June 27; July 4, 2025 25-00654T</p>		

SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWENTIETH CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-0684 IN RE: ESTATE OF RONALD E. HAYWARD Deceased.</p> <p>If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmaturred, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.</p> <p>All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmaturred, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.</p> <p>EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS</p>		
<p>THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.</p> <p>The case number and decedent's name are: RONALD E. HAYWARD, File Number 2025-CP-0684.</p> <p>The address of the court where this probate is pending is: Circuit Court for Charlotte County, Florida, 350 E. Marion Ave., Punta Gorda, FL, 33950</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>Date of death of the decedent is: 04/28/2025.</p> <p>The date of first publication of this notice is: June 27, 2025</p> <p>The second week of publication is: July 4, 2025</p> <p>Personal Representative(s): Virginia Millson. Attorney for the representative(s): By: /s/Matthew T. Morrison Matthew T. Morrison, Esquire Florida Bar No. 1005203 5121 S. Lakeland Dr, Suite 2 Lakeland, Florida 33813 June 27; July 4, 2025 25-00647T</p>		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-698-CP Division: Probate IN RE: ESTATE OF WALLACE L. SADOFF Deceased.</p> <p>The administration of the estate of WALLACE L. SADOFF, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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 or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: Christine Marie Parent a/k/a Christine Marie Platz Parent 1115 Highland Road Punta Gorda, Florida 33983 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com June 27; July 4, 2025 25-00655T</p>		
SECOND INSERTION		
<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 personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in § 732.216 – § 732.228 applies, or may apply, unless a written demand is made by the surviving spouse of a beneficiary as specified under § 732.2211.</p> <p>The date of first publication of this notice is June 27, 2025.</p> <p>Personal Representative: Christine Marie Parent a/k/a Christine Marie Platz Parent 1115 Highland Road Punta Gorda, Florida 33983 Attorney for Personal Representative: Jeffrey Briscoe, Esq. Florida Bar No. 0127501 3440 Conway Blvd., Suite 1-A Port Charlotte, Florida 33952 Telephone: (941) 625-4189 Facsimile: (941) 237-4126 E-mail: jeff@jeffbriscoe.com June 27; July 4, 2025 25-00655T</p>		

SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25-627-CP Division: Probate IN RE: ESTATE OF BRIGITTE SEUFFERT A/K/A BRIGITTE M. SEUFFERT Deceased.</p> <p>The administration of the estate of Brigitte Seuffert a/k/a Brigitte M. Seuffert, deceased, whose date of death was June 25, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is Charlotte County Justice Center, 350 E. Marion Ave, Punta Gorda, FL 33950. The names and addresses of the personal representatives and 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</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 27, 2025.</p> <p>Personal Representative: Peter W. Schaner 609 Tiffin Avenue Sandusky, Ohio 44870 Sabine B. Schaner 3240 E. Fairfax Road Cleveland Heights, Ohio 44118 Attorney for Personal Representative: Ellie K. Harris, Esq. Florida Bar Number: 0021671 Schwarz & Harris, P.A. 17841 Murdock Circle Port Charlotte, Florida 33948 Telephone: (941) 625-4158 Fax: (941) 625-5460 E-Mail: e-service@schwarzlaw.net Secondary E-Mail: mackenzie@schwarzlaw.net June 27; July 4, 2025 25-00653T</p>		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP000674000101 Division Probate IN RE: ESTATE OF LAOTA J. HARNES Deceased.</p> <p>The administration of the estate of Laota J. Harness, deceased, whose date of death was August 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</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 27, 2025.</p> <p>Personal Representative: Marilyn J. Emmons 6800 Placida Road Unit 143 Englewood, Florida 34224 Attorney for Personal Representative: Lori A. Wellbaum Attorney Florida Bar Number: 071110 WELLBAUM LAW PA 686 N. Indiana Avenue Englewood, FL 34223 Telephone: (941) 474-3241 Fax: (941) 475-2927 E-Mail: lori@wellbaumlaw.com Secondary E-Mail: anne@wellbaumlaw.com June 27; July 4, 2025 25-00648T</p>		
SECOND INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-000712 Division Probate IN RE: ESTATE OF NANCY JOYCE WILLIAMSON Deceased.</p> <p>The administration of the estate of Nancy Joyce Williamson, deceased, whose date of death was May 25, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a</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 27, 2025.</p> <p>Personal Representative: Ryan Warren Koster 18507 Crooked Lane Lutz, Florida 33548 Attorney for Personal Representative: Forrest J. Bass, Esq. Florida Bar Number: 68197 Farr Law Firm P.A. 99 Nesbit Street Punta Gorda, FL 33950 Telephone: (941) 639-1158 Fax: (941) 639-0028 E-Mail: fbass@farr.com Secondary E-Mail: akibler@farr.com and probate@farr.com June 27; July 4, 2025 25-00658T</p>		

SECOND INSERTION																																
<p>NOTICE OF PUBLIC SALE</p> <p>Notice of Public Auction for monies due on storage units.</p> <p>The auction will be held on JULY 14, 2025, at or after 8:00 am and will continue until finished.</p> <p>Units are said to contain household items. Property sold under Florida Statute 83.806.</p> <p>The names of whose units will be sold are as follows.</p> <p>23950 Veterans Blvd Port Charlotte, FL 33954 Charlotte</p> <table><tr><th>NAME</th><th>UNIT</th><th>BLANCE</th></tr><tr><td>BILLY WHITEHEAD</td><td>6001</td><td>677.30</td></tr><tr><td>Kimberly Polak</td><td>1074</td><td>894.65</td></tr></table>			NAME	UNIT	BLANCE	BILLY WHITEHEAD	6001	677.30	Kimberly Polak	1074	894.65																					
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