

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	FIRST INSERTION
<b>Fictitious Name Notice</b> Notice is hereby given that Lance Schwindt , desiring to engage in business under the fictitious name of Lance's Landscape Supply & Site Development located at 2303 43rd ST E Bradenton FL 34208 intends to register the said name in Manatee county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 11, 202525-01140M	<b>FICTITIOUS NAME NOTICE</b> Notice is hereby given that EPM & AS-SOCIATES INC., owner, desiring to engage in business under the fictitious name of MAGA LAWN CARE located at 2937 BEE RIDGE RD STE 9, SARA-SOTA, Florida 34239 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. July 11, 202525-01130M

FIRST INSERTION	FIRST INSERTION
<b>Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of US Sourcing Co located at 9329 Lamine Way, in the County of Manatee in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Parrish, Florida, this 07th day of July, 2025. US SOURCING LLC July 11, 202525-01139M	<b>NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09</b> NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of LTSE HVACR-GAS, located at 39 Planter St, in the City of BRADENTON, County of Manatee, State of FL, 34207, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 8 of July, 2025. Ivan Alfredo Morales 39 Planter St BRADENTON, FL 34207 July 11, 202525-01141M

FIRST INSERTION
<b>NOTICE OF PUBLIC SALE</b> To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on July 26, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.  <b>PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690</b> <b>Time: 09:45 AM</b> <b>Sale to be held at www.storagetreasures.com.</b> 0081 - Thompson, Jonathan; 0152 - Thomas, Lilly; 0155 - Pavtis, Larry; 0348 - Butterfield, Raymond; 0537 - Lerner, Carl; 1032 - Clark, Lucretia; 1053 - Thompson, Jonathan; 1109 - Sheffield, Shawn C; 2017 - Rausch, Carrie; 2024 - Benjamin, Dexter; 2026 - Benjamin, Dexter; 2072 - Chaplin, Trondra; 2095 - Miller, Nadia; 2152 - EDWARDS, DONNA ELIZABETH; 2155 - Miller, Nadia; 2159 - Willett, Alisa; 2224 - Moore, Kiearra; 3063 - Galloway, William; 3091 - pascoe, Samuel; 3092 - Puffenburger, Tina K; 3138 - wolf, Hope; 3181 - Stanton Jr, Lindon; 3202 - Johnson, Trikina; 4018 - Ahier, Clinton; 4044 - Jenkins, Mara A; 4067 - Padro, Carmen; 4081 - Jones, Casey; 4091 - Middleton, Jasmine; 4100 - Knight, Adrianna; 4175 - Williams, Shacarl; 4236 - Rigsky, Brooke

<b>PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078</b> <b>Time: 10:45 AM</b> Sale to be held at www.storagetreasures.com. 0126 - saint-cyr, Zabdi; 0129 - Glover, Ricky; 0465 - Neal, Rodney; 0474 - Washington, David; 0475 - Watkins, Crystal; 0493 - Kelly, Justin; 0531 - wiggins, Marybeth; 0602 - Silva, Samuel; 0603 - Mclendron, Katie; 0609 - Byrd, Jewneathia; 0612 - Gonzalez, Luciana; 0614 - Williams, Ivy; 0660 - Lawson, James; 0706 - Gaskin, Cameron; 0720 - Lopez, Samuel; 0825 - Wilson, Logan; 0843 - Camarena, Arelis; 2029 - Rodriguez, Juan; 2087 - Souffrant, Regine; 2098 - Berger, Richard; 2121 - rare breed solutions Kinetic, Nicholas
---

<b>PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531</b> <b>Time: 11:00 AM</b> Sale to be held at www.storagetreasures.com. A24 - Jennings, Thomas; A36 - Mallard, Tangye; B13 - merriman, Michial; C03CC - Roach, Jay; C04 - Welsh, Margaret; C28 - Menchaca, Miren; D09 - Vahovick, Edward; D34CC - Trail, Tony; F03 - Jordan, Jennifer; G04G05 - Lauture, Philippe; G28 - Pelham, Mark; H08CC - ryan-lorei, madeleine; H16 - YOUNG, CONSUELO; H19 - Embry, Russell; K25 - Marker, Erik
--

<b>PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473</b> <b>Time: 12:30 PM</b> Sale to be held at www.storagetreasures.com. A032 - Arline, Acacia; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A072 - Deshawn, Laquylon; A078 - Bravi, Mark; A083 - Henderson, Stephen; B018 - Hodges, Tad; B020 - Pinckney Sr, Christopher; B023 - bassler, Francesca; B038 - Warner, Denise; B044 - Havens, Michael; B050 - Cameron, Sandy; C027 - Cherislin, Claude; C040 - crisp, Renee; C050 - Marcos, Maria; C061 - Sanders, Rodney; C066 - green, Angel; D007 - peters, Tasha; D015 - case, Thomas; D023 - Sutton, Chantele; D026 - Steele, Steven; D027 - Chiyungi, Hazel; D044 - Gatling, Troy; D051 - BREWER, DESIREE; D078 - Rafferty, Michele; E030 - Cherislin, Claude; E031 - whitaker, Lewis; E036 - Love-Davis, Kanecia; F017 - Duffy, Faith; F027 - Duche, Lori; F032 - Vallance, Jordan; F042 - Avila, Eblyn Lagos; G007 - Rafferty, Danielle; G011 - Hird, Azirra; G016 - Jackson, Dallas; H012 - malaret, Christian; H024 - Currie, Sonia; H047 - MEXIRA, ROVELY; J039 - Settltles, Abreal; K015 - Barnes, Benisia
--

<b>PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430</b> <b>Time: 11:30 AM</b> Sale to be held at www.storagetreasures.com. 1052 - Mathews, Cindy; 1062 - Hendricks, Jenifer; 1213 - Page, Michael; 1233 - Pierre, Alembert; 1308 - Jordan, Heith; 1408 - Tindal, Jessica; 1446 - Lukowiak, Elizabeth; 1502 - prince, carenthia; 2133 - Jimenez, Mariano; 2211 - Hendricks, Jennifer; 2313 - flynn, kelly; 2341 - Daniels, Jelani; 2560 - Lembahner, John; 3021 - Warmath, Tabatha Ann; 3211 - Warmath, Tabatah; 3301 - Christensen, John; 3326 - Wallace, Mario; 3359 - Ford, John; 3534 - Zobrist, Robert
--

<b>PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339</b> <b>Time: 01:00 PM</b> Sale to be held at www.storagetreasures.com. 0134 - Nelson, Jerry; 0136 - Brown, Amanda; 0281 - haynes, catoria; 0311 - Levatte, Tedra; 0326 - Lovett, Audra; 1083 - rudder, Uhri; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2062 - Carden, Timothy; 2068 - Herrera, Javier Rodriguez; 2229 - sardina, Elizabeth; 3042 - Bennett, James; 3073 - Brewer, Shedrea; 3163 - Webster, Caylyn; 3196 - Williams, Samantha
--

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. July 11, 18, 202525-01127M
--

FIRST INSERTION
<b>PUBLIC NOTICE</b> <b>GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT</b>  <b>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 BOARD OF SUPERVISORS' MEETING.</b>  The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors' meeting on Thursday, August 21, 2025 at 5:30 p.m. at the Greyhawk Landing Clubhouse, 12350 Mulberry Avenue, Bradenton, Florida 34212.

The purpose of the first public hearing is to receive public comment and testimony on the Fiscal Year 2025/2026 Proposed Budgets. 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 budgets 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 Chapters 190 and 197, Florida Statutes as well as additional applicable law. At the conclusion of the public hearings, the Board will, by resolution, adopt the budgets 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 budgets, preliminary assessment roll, the description of each property to be assessed and the amount to be assessed to each parcel of property, and/or 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, Florida 33614, Ph: (813) 533-2950, or on the District's website: www.Greyhawkcdd.org, during normal business hours.

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed schedule of assessments. Amounts are preliminary and subject to change at the hearing and in any future year. The amounts are subject to early payment discount as afforded by law.

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT		
Table of Proposed Fiscal Year 2025-2026		
Operation and Maintenance Assessments		
TOTAL O&M BUDGET		\$2,357,656.00
COLLECTION COSTS @ 3.0%		\$76,053.42
EARLY PAYMENT DISCOUNT @ 4.0%		\$101,404.56
TOTAL O&M ASSESSMENT		\$2,535,113.98
LOT SIZE	UNITS	PER LOT OPERATION & MAINTENANCE ASSESSMENT
Single Family 60'	446	\$1,640.67
Single Family 70'	394	\$1,914.12
Single Family 80'	180	\$2,182.09
Single Family 90'	133	\$2,461.01
Single Family 120'	118	\$2,789.14

FIRST INSERTION
<b>SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT</b>

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

The Board of Supervisors (“**Board**”) for the Summer Woods Community Development District (“**District**”) will hold the following public hearings and regular meeting:

DATE:	August 6, 2025
TIME:	6:00 P.M.
LOCATION:	The Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd, Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapters 190, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy O&M 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 District business that may properly come before it.

**Description of Assessments**  
The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A description of the services to be funded by the O&M Assessments, and the properties to be improved and benefitted from the O&M Assessments, are all set forth in the Proposed Budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units / Acres	EAU/ERU Factor	Proposed O&M Assessment
<i>Single Family 40'</i>	371	1.00	\$1,355.42
<i>Single Family 40' Gated</i>	143	1.00	\$1,355.42
<i>Single Family 50'</i>	474	1.25	\$1,694.27

\*includes collection costs and early payment discounts

**NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT OR RESIDENTIAL UNIT (“EAU/ERU”) FACTORS, AND O&M ASSESSMENT AMOUNTS AT THE PUBLIC HEARING, WITHOUT FURTHER NOTICE.**

The proposed O&M Assessments as stated include collection costs and/or early payment discounts imposed on assessments collected by the Manatee County (“**County**”) Tax Collect on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for

**\*Annual assessment will appear on November 2025 Manatee County property tax bill. Amount shown includes all applicable collection costs. Property owner is eligible for a discount of up to 4% if paid early.**

The tax collector will collect the assessments for all lots and parcels within the District.

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.

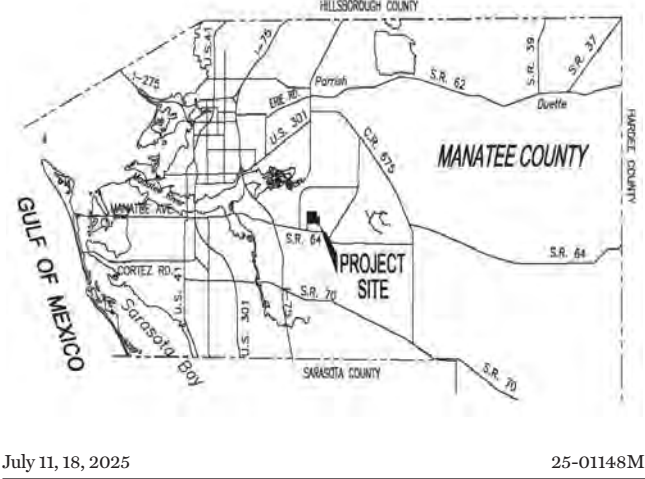
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting and/or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least five calendar days prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least three (3) days prior to the date of the hearings and meeting.

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.

Matthew O’Nolan  
District Manager



July 11, 18, 202525-01148M

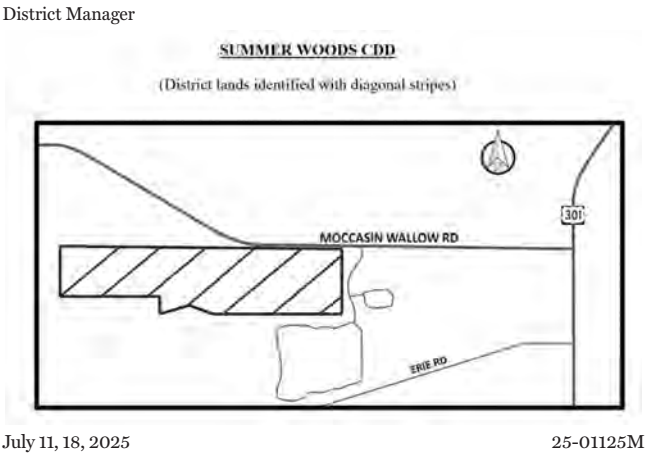
O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property and will directly collect the O&M Assessments on the remaining benefitted property, if any, by sending out a bill at least thirty (30) days prior to the first Assessment due date. It is important to pay your O&M Assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title or, for direct billed O&M Assessments, may result in a foreclosure action which also may result in a loss of title. The District's decision to collect O&M Assessments on the County tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

**Additional Provisions**  
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, (813) 533-2950 (“**District Manager's Office**”), during normal business hours, or by visiting the District's website at https://www.summerwoodscdd.org/. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at the public hearings 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 hearings 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.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty days of publication of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that, accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.



July 11, 18, 202525-01125M







---

ESTATE

---

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025 CP 001562 AX

Probate Division

IN RE: ESTATE OF DONALD K. COOK

Deceased.

The administration of the estate of DONALD K. COOK, deceased, whose date of death was June 15, 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 July 11, 2025.

Personal Representative:

SUZANNE P. PALDINO

23264 Salinas Way

Bonita Springs, Florida 34135

Attorney for Personal Representative:

SEAN M. BYRNE, ESQ.

Attorney for Personal Representative

Florida Bar Number: 0051988

Bach, Jacobs & Byrne, P.A.

2033 Main Street, Ste. 505

Sarasota, FL 34237

Telephone: (941)906-1231

Fax: (941)954-1185

E-Mail: sean@sarasotaelderlaw.com

Secondary E-Mail: loretta@sarasotaelderlaw.com

July 11, 18, 2025

25-01150M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

Probate Division

File No. 2025CP001529AX

IN RE: ESTATE OF TAMY A. OTERO,

Deceased.

The administration of the estate of TAMY A. OTERO, deceased, whose date of death was May 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:

ANGELO OTERO III

5002 249th Street East

Myakka City, FL 34251

Attorney for Personal Representative:

LORENZO A. FERNANDEZ

Florida Bar No. 1039984

Williams Parker Harrison Dietz & Getzen

50 Central Avenue, Eighth Floor

Sarasota, FL 34236

Telephone: 941-366-4800

Designation of

Email Addresses for service:

Primary: lfernandez@williamsparker.com

Secondary: ncarson@williamsparker.com

July 11, 18, 2025

25-01128M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025-CP-001493 AX

Probate Division

IN RE: ESTATE OF D. Robert Leonard,

a/k/a Dorsey Robert Leonard,

Deceased.

The administration of the estate of D. Robert Leonard, also known as Dorsey Robert Leonard, deceased, whose date of death was May 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. 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 11, 2025.

Personal Representative:

Crystal E. Rakosky

1 Aztec Court

Fairmont, WV 26554

Attorney for Personal Representative:

James E. Johnson II

Email Address: jjohnson@manateelegal.com

Email Address: cgodfrey@manateelegal.com

Florida Bar No. 0061621

Greene Hamrick Schermer & Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: (941) 747-1871

July 11, 18, 2025

25-01136M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025-CP-001484 AX

Probate Division

IN RE: ESTATE OF George Wayne Rogers,

Deceased.

The administration of the estate of George Wayne Rogers, deceased, whose date of death was May 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. 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 11, 2025.

Personal Representative:

George William Rogers

353 Woldunn Circle

Lake Mary, FL 32746

Attorney for Personal Representative:

Michael M. Hamrick

Email Address: mhamrick@manateelegal.com

Email Address: cgodfrey@manateelegal.com

Florida Bar No. 0290556

Greene Hamrick Schermer & Johnson, P.A.

410 43rd Street West, Suite N

Bradenton, FL 34209

Telephone: 941-747-1871

July 11, 18, 2025

25-01137M

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 ANGELO 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 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 11, 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 11, 18, 2025

25-01131M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

Probate Division

File No. 2025-CP-001557

IN RE: ESTATE OF BENJAMIN ALLEN SUGGS A/K/A BENJAMIN A. SUGGS,

Deceased.

The administration of the estate of BENJAMIN ALLEN SUGGS A/K/A BENJAMIN A. SUGGS, deceased, whose date of death was FEBRUARY 1, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

NOTWITHSTANDING THE TIME 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 11, 2025

/S/AD AMANDA DAY

Personal Representative

4176 101st Avenue East

Parrish, FL 34219

/S/ MR

MYANDA RATCLIFF, ESQ.

Attorney for Personal Representative

Email Addresses: myanda@jenhensleylaw.com

jen@jenhensleylaw.com

lisa@jenhensleylaw.com

Florida Bar No. 1047541

Hensley Law Offices, LLC

5190 26th Street West, Suite D

Bradenton, Florida 34207-2200

T: (941) 755-8583

July 11, 18, 2025

25-01144M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

Probate Division

File No. 2024CP002869AX

IN RE: ESTATE OF DORA LEE RIEGER

Deceased.

The administration of the estate of DORA LEE RIEGER, deceased, whose date of death was August 31, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is July 11, 2025.

Personal Representative:

Lisa Joan Duzan

18156 Baruch Dr

Ft. Myers, Florida 33967

Attorney for Personal Representative:

Shelly A. Gallagher

Attorney

Florida Bar Number: 0046371

3411 Magic Oak Lane

Sarasota, FL 34232

Telephone: (941) 312-5202

Fax: (941) 962-1050

E-Mail: sgesq@shellygallagherlaw.com

July 11, 18, 2025

25-01154M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

Probate Division

File No. 2025-CP-1583

Division Probate

IN RE: ESTATE OF PAUL TINDALL

Deceased.

The administration of the estate of Paul Tindall, deceased, whose date of death was February 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal 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 11, 2025.

Personal Representative:

Robert M. Elliott

5105 Manatee Avenue West

Suite 15

Bradenton, Florida 34209

Attorney for Personal Representative:

Logan Elliott, Attorney

Florida Bar Number: 86459

Elliott Law, P.A.

5105 Manatee Avenue West, Suite 15A

Bradenton, FL 34209

Telephone: (941) 792-0173/

Fax: (941) 240-2165

E-Mail: logan@elliottelderlaw.com

July 11, 18, 2025

25-01132M

FIRST INSERTION

NOTICE TO CREDITORS

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

Probate Division

File Number: 41-2025-CP-000665

Division: Probate

IN RE: THE ESTATE OF FRANK RICHARD PRICE, JR.,

Deceased.

The administration of the estate of Frank Richard Price Jr., deceased, whose date of death was March 13, 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 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 11, 2025

Personal Representative

Mary Wojciechowski

117 Talon Grasp Trail, Apt. 13206

Leander, TX 78641

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 11, 18, 2025

25-01146M



--- ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO.: 2025-CP-001424</b> <b>IN RE: ESTATE OF BRIAN FOSTER BAUER A/K/A BRIAN F. BAUER A/K/A BRIAN BAUER, DECEASED.</b></p> <p>The administration of the estate of BRIAN FOSTER BAUER A/K/A BRAIN F. BAUER A/K/A BRIAN BAUER, deceased, whose date of death was February 27, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, 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 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 TIME OF SERVICE OF A COPY OF</p>	<p>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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is July 11, 2025.</p> <p>Signed on this 2nd day of June, 2025.</p> <p><b>Personal Representative:</b> <b>HILARY BAUER</b> 1171 Appian Crossings Way Lexington, KY 46038 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 11, 18, 202525-01161M</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1509</b> <b>IN RE: ESTATE OF TADEUSZ DUBIEL, Deceased.</b></p> <p>The administration of the estate of TADEUSZ DUBIEL, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>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>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: July 11, 2025.</p> <p><b>/S/ ELWIRA DURZYNSKI</b> <b>Personal Representative</b> 4007 Pinar Drive Bradenton, Florida, 34210 <b>/S/ JENNIFER J. HENSLEY, ESQUIRE</b> Attorney for Personal Representative Primary E: jen@jenhensleylaw.com Secondary E: lisa@jenhensleylaw.com Florida Bar No. 1022202 5190 26th Street West, Suite D July 11, 18, 202525-01149M</p>

FIRST INSERTION	FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No.: 2025 CP 000916</b> <b>IN RE: ESTATE OF PAUL S. BRADFORD, Deceased.</b></p> <p>The administration of the estate of Paul S. Bradford, deceased, whose date of death was March 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, 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</p>	<p>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.</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 July 11, 2025.</p> <p><b>CALDWELL TRUST COMPANY</b> <b>Sonya Kristie, Sr. Vice President and Trust Officer</b> 27 S. Orange Avenue Sarasota, FL 34236 R. Craig Harrison, Esq., B.C.S. Attorney for Petitioner LYONS, BEAUDRY &amp; HARRISON, P.A. 1605 Main Street, Ste. 1111 Sarasota, FL 34236 Telephone: 941-366-3282 Facsimile: 941-954-1484 Email: craig@lyonsbeaudryharrison.com annette@lyonsbeaudryharrison.com July 11, 18, 202525-01156M</p>

Q&A

**Who benefits from legal notices?**

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

LV18237-V25

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025CP001542AX</b> <b>IN RE: The Estate of STUART LYNN ALCOTT deceased</b></p> <p>The administration of the estate of Stuart Lynn Alcott, deceased, whose date of death was June 7, 2025, File Number 2025CP001542AX, 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 of the personal representative's attorney are set forth below.</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication of this notice must file their claims with this court WITHIN THE LATER OF</p>

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1331</b> <b>IN RE: ESTATE OF BEVERLY J. SAUNDERS, Deceased.</b></p> <p>The administration of the estate of BEVERLY J. SAUNDERS, deceased, whose date of death was April 7, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.</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</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>CASE NO.: 2025-CA-001057AX</b> <b>MANATEE COUNTY, a political subdivision of the State of Florida, Plaintiff, v.</b> <b>JAMES HENRY LEWORTHY and JAMI MARIE LEWORTHY. Defendants.</b> TO: JAMES HENRY LEWORTHY Whose last known residence is: 4515 Olive Avenue, Sarasota, Florida 34231 TO: THE UNKNOWN SPOUSE OF JAMES HENRY LEWORTHY Whose last known residence is: 4515 Olive Avenue, Sarasota, Florida 34231 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, Jared M. Monahan, Esq., Manatee County Attorney's Office, 1112 Manatee Avenue West, Bradenton, Florida 34205 or email to jared.monahan@mymanatee.org and pamala.roberts@mymanatee.org within thirty (30) days of the first publication of this Notice in the Business Observer, a default will be entered against the you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED at Manatee County this 9TH day of July, 2025. Angelina Colonneso Clerk of the Circuit Court By: Deputy Clerk July 11, 18, 25; Aug. 1, 202525-01159M</p>

# ESSENTIAL ELEMENTS OF A PUBLIC NOTICE

Federal and state public notice statutes generally establish four fundamental criteria for a public notice.

Each of these elements are critical aspects of the checks and balances that public notice was designed to foster.



## 1. Accessible

Every citizen in the jurisdiction affected by the notice must have a realistic opportunity to read it



## 2. Archivable

Notices must be capable of being archived in a secure and publicly available format for the use of the judicial system, researchers and historians



## 3. Independent

Notices must be published by organizations independent of the government body or corporation whose plans or actions are the subject of the notice



## 4. Verifiable

There must be a way to verify that each notice was an original, unaltered notice and actually published in accordance with the law

### Types Of Public Notices

Citizen Participation Notices		Commercial Notices	Court Notices
Government Meetings and Hearings	Land and Water Use	Unclaimed Property, Banks or Governments	Mortgage Foreclosures
Meeting Minutes or Summaries	Creation of Special Tax Districts	Delinquent Tax Lists, Tax Deed Sales	Name Changes
Agency Proposals	School District Reports	Government Property Sales	Probate Rulings
Proposed Budgets and Tax Rates	Zoning, Annexation and Land Use Changes	Permit and License Applications	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](https://Legals.BusinessObserverFL.com)

To publish your legal notice call: [941-906-9386](tel:941-906-9386) or [Legal@BusinessObserverFL.com](mailto:Legal@BusinessObserverFL.com)



--- ACTIONS / SALES ---

FIRST INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2024 CA 1675</b> <b>ARBOMAR CONDOMINIUM</b> <b>ASSOCIATION, INC.</b> <b>a Florida not for profit corporation,</b> <b>Plaintiff, v.</b> <b>DAVID J. SANDORO, a Single Man,</b> <b>Defendant.</b> TO: DAVID J. SANDORO 4485 Gulf of Mexico Drive, Unit 402 Longboat Key, FL 34228 YOU ARE HEREBY NOTIFIED that an action has been commenced to fore- close a Claim of Lien on the following described real property, lying and situ- ated in Manatee County, Florida, more particularly described as: Unit 402 of Arbomar Apart- ments, a Condominium accord- ing to the Declaration of Con- dominium recorded in Official Records Book 598, Pages 575 through 617, inclusive, and as per plat thereof recorded in Condo- minium Book 3, Pages 90, 91, 92 of the Public Records of Manatee County, Florida Said property having a street address of 4485 Gulf of Mexico Drive, Unit 402, Longboat Key, FL 34228. This action has been filed against you and you are required to serve a copy of your written defenses, if any, on Plain- tiff's attorney: Michael W. Cochran, Esq. Law Offices of Wells   Olah   Cochran, P.A. 3277 Fruitville Road, Bldg. B Sarasota, FL 34237	Telephone: (941) 366-9191 Fax: (941) 366-9292 Attorneys for Plaintiff within thirty (30) days after the first publication of this notice and file the original with the Clerk of this Court ei- ther before or after service on the Plain- tiff's attorney or immediately thereaf- ter, 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, con- tact 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 assis- tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, 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 this 7TH day of July, 2025. ANGELINA COLONNESO As Clerk of said Court By: (SEAL) K. Gaffney As Deputy Clerk July 11, 18, 202525-01138M

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.</b> <b>412024CA001718CAAXMA</b> <b>U.S. BANK TRUST COMPANY,</b> <b>NATIONAL ASSOCIATION, AS</b> <b>TRUSTEE, AS</b> <b>SUCCESSOR-IN-INTEREST</b> <b>TO U.S. BANK NATIONAL</b> <b>ASSOCIATION, AS TRUSTEE,</b> <b>FOR RESIDENTIAL ASSET</b> <b>MORTGAGE PRODUCTS, INC.,</b> <b>MORTGAGE ASSET-BACKED</b> <b>PASS-THROUGH CERTIFICATES,</b> <b>SERIES 2006-EFC1,</b> <b>Plaintiff, vs.</b> <b>MARIA TERESA PEREZ A/K/A</b> <b>MARIA TERESA LOPEZ;</b> <b>Defendants</b> NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated April 3, 2025, and entered in Case No. 412024CA001718CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. U.S. BANK TRUST COMPANY, NATIONAL ASSOCIATION, AS TRUSTEE, AS SUCCESSOR-IN-INTEREST TO U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2006-EFC1, is Plaintiff and MARIA TERESA PEREZ A/K/A MARIA TERESA LOPEZ, are defendants. Angelina M. Colonnese, 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 5TH day of AUGUST, 2025, the following described property as set forth in said Final Judgment, to wit: THE NORTH 60 FEET OF THE NORTH END OF LOTS 48 AND 49 OF A.D. GILLEY'S ADDITION TO THE CITY OF BRADENTON, FLORIDA, KNOWN AS RIV- ERVIEW, THE SAME BEING A SUBDIVISION OF A PART OF THE NE 1/4 OF THE SW 1/4 AND LOT 2, U.S., SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST, AS PER PLAT OF SAME, RECORDED IN PLAT BOOK 1, PAGE 206 OF THE PUBLIC RE- CORDS 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 or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este proced- imiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de pon- erse en contacto 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 dis- capacitación del oído o de la voz, llame al 711. Si ou se yon moun ki enfim ki bez- wen akomodasyon pou w ka patisipe nan pwosedir sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovi- zyon 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 re- sevwa 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 8th day of July, 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 PHH20238-24/sap July 11, 18, 202525-01151M

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: <b>CASE NO.:</b> <b>412024CA000887CAAXMA</b> <b>LAKEVIEW LOAN SERVICING,</b> <b>LLC,</b> <b>Plaintiff, vs.</b> <b>SABRINA B. CUMMINGS; ISLES</b> <b>AT BAYVIEW HOMEOWNERS</b> <b>ASSOCIATION, INC.; BRUCE</b> <b>E. CUMMINGS; UNKNOWN</b> <b>TENANT IN POSSESSION OF THE</b> <b>SUBJECT PROPERTY,</b> <b>Defendants.</b> 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), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 30 day of July, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 22, ISLES AT BAYVIEW PHASE I, SUBPHASES A & B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 70, PAGE(S) 102 THROUGH 121, OF THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219 IF YOU ARE A PERSON CLAIM- ING A RIGHT TO FUNDS REMAIN-	ING AFTER THE SALE, 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 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 PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 02 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & 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 24-01640 July 11, 18, 202525-01129M

FIRST INSERTION	
<b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO. 2025 CC 000591</b> <b>SUGAR CREEK RESORT</b> <b>ASSOCIATION, INC.,</b> <b>a Florida not-for-profit corporation,</b> <b>Plaintiff, vs.</b> <b>WILLIAM H. GAY, IF LIVING,</b> <b>AND IF DECEASED,</b> <b>THE UNKNOWN HEIRS,</b> <b>DEVISEES, GRANTEEES,</b> <b>ASSIGNEES, CREDITORS,</b> <b>LIENORS, TRUSTEES,</b> <b>PERSONAL REPRESENTATIVES</b> <b>OR OTHER CLAIMING</b> <b>BY, THROUGH OR UNDER</b> <b>WILLIAM H. GAY; CAREY</b> <b>A. GAY, IF LIVING, AND IF</b> <b>DECEASED, THE UNKNOWN</b> <b>HEIRS, DEVISEES, GRANTEEES,</b> <b>ASSIGNEES, CREDITORS,</b> <b>LIENORS, TRUSTEES, PERSONAL</b> <b>REPRESENTATIVES OR OTHER</b> <b>CLAIMING BY, THROUGH</b> <b>OR UNDER CAREY A. GAY;</b> <b>TENANT OR OCCUPANT #1,</b> <b>AS UNKNOWN TENANT OR</b> <b>OCCUPANT IN POSSESSION;</b> <b>TENANT OR OCCUPANT #2,</b> <b>AS UNKNOWN TENANT OR</b> <b>OCCUPANT IN POSSESSION; and</b> <b>MIKE STALVEY,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure as to Count I entered in the above styled Case Number 2025 CC 000591, in the County Court of Manatee, Florida, that the Clerk of Court for Manatee County will sell the following real property, in Manatee County, Florida, described as: Lot 178, located in SUGAR CREEK RESORT ASSOCIATION, INC., an association developed upon lands located in Manatee County, Florida and described as set forth in Exhibit "A". Together with a 1985 manufac- tured home bearing VIN #1RSP- C2HL3FANC2078 located as a permanent improvement thereon. With a street address of 3300 26th Avenue East, Unit 178, Bradenton, FL 34208. at public sale, to the highest and best bidder for cash via Internet at: www. manatee.realforeclose.com at 9:00 a.m. on August 19, 2025. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of	Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. 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 THIS FINAL JUDG- MENT. IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTA- TION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANY- ONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDI- TIONAL MONEY FROM THE FORE- CLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. 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. If you are a person with a disabili- ty 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 the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED THIS 7th DAY OF JULY, 2025. /s/ Michelle A. Rowe Michelle A. Rowe, ESQUIRE Florida Bar No. 036605 The Law Offices of Lobeck & Hanson, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Email: mrowe@lobeckhanson.com Attorneys for Plaintiff July 11, 18, 202525-01147M

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>GENERAL JURISDICTION</b> <b>DIVISION</b> <b>Case No.</b> <b>412023CA000533CAAXMA</b> <b>BMO Harris Bank, N.A.,</b> <b>Plaintiff, vs.</b> <b>Geraldine V. Fritz, et al.,</b> <b>Defendants.</b> NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412023CA000533CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein BMO Harris Bank, N.A. is the Plaintiff and Geraldine V. Fritz; Sleepy Lagoon Home Owners' 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 5th day of November, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 123, SLEEPY LAGOON PARK NO. 2, AS PER PLAT THEREOF, AS RECORDED IN	DEED BOOK 302, PAGE 150, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 7875200003 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disabili- ty who needs any 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 the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 3rd day of July, 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 # 22-F01865 July 11, 18, 202525-01133M

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412024CA001413CAAXMA</b> <b>EF MORTGAGE LLC,</b> <b>Plaintiff, v.</b> <b>532 MAIN STREET HOLDINGS,</b> <b>LLC, a Utah Limited Liability</b> <b>Company; TYLOR S.</b> <b>WILLIAMSON, an Individual;</b> <b>UNKNOWN TENANT #1;</b> <b>UNKNOWN TENANT #2,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 24, 2025 entered in Civil Case No. 412024CA001413CAAXMA in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein EF MORTGAGE LLC, Plaintiff and 532 MAIN STREET HOLDINGS, LLC, a Utah Limited Liability Company; TYLOR S. WILLIAMSON, an Individual are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee. realforeclose.com beginning at 11:00 AM on August 6, 2025 the following described property as set forth in said Final Judgment, to-wit: THE WEST 105 FEET OF LOT 2, LESS THE NORTH 7.66 FEET THEREOF, BLOCK 3, BEACH- TON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA.	Property Address: 2504 38th Ave W, Bradenton, FL 34205 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or imme- diately upon receiving this notification if the time before the scheduled ap- pearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 3087.000120 July 11, 18, 202525-01143M

FIRST INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 2024CA001100AX</b> <b>SELENE FINANCE, LP,</b> <b>Plaintiff, v.</b> <b>KAY A. DEWITT; UNKNOWN</b> <b>SPOUSE OF KAY A. DEWITT;</b> <b>GLENN LAKES ASSOCIATION,</b> <b>INC.; UNLOCK PARTNERSHIP</b> <b>SOLUTIONS INC., A DELAWARE</b> <b>CORPORATION; ALL UNKNOWN</b> <b>PARTIES CLAIMING INTERESTS</b> <b>BY, THROUGH, UNDER OR</b> <b>AGAINST A NAMED DEFENDANT</b> <b>TO THIS ACTION, OR HAVING OR</b> <b>CLAIMING TO HAVE ANY RIGHT,</b> <b>TITLE OR INTEREST IN THE</b> <b>PROPERTY HEREIN DESCRIBED;</b> <b>UNKNOWN TENANT #1;</b> <b>UNKNOWN TENANT #2,</b> <b>Defendant.</b> NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated June 26, 2025 entered in Civil Case No. 2024CA001100AX in the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida, wherein SELENE FINANCE, LP, Plaintiff and KAY A. DEWITT; GLENN LAKES ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC., A DELAWARE CORPORATION are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on August 12, 2025 the following described property as set forth in said Final Judgment, to-wit: LOT 30, BLOCK 1, GLENN LAKES, PHASE 3, ACCORDING TO THE MAP OR PLAT THERE-	OF, AS RECORDED IN PLAT BOOK 30, PAGES 182 - 188, IN- CLUSIVE, OF THE PUBLIC RE- CORDS OF MANATEE COUNTY, FLORIDA. Property Address: 5134 51st Ln W, Bradenton, FL 34210 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUB- LISHED AS PROVIDED HEREIN. If you are a person with a disabili- ty 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 the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: flrealprop@kelleykronenberg.com /s/ Jordan Wainstein Jordan Wainstein, Esq. FBN: 1039538 File No: 5296.000017 July 11, 18, 202525-01142M

SAVE



TIME

Email your Legal Notice

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

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

FLORIDA NEWSPAPER FOR THE SOUTH

Business Observer

L20906\_Y24



SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01084M
------------------	-----------

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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](http://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	25-01088M
------------------	-----------

SECOND 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](http://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, 2025	25-01076M
------------------	-----------

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01117M
------------------	-----------

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated : ExtraSpace 115 Manatee Ave. W. 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](http://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	25-01090M
------------------	-----------

SECOND INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:

Facility Address 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](http://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	25-01089M
------------------	-----------

THIRD 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, 2025	25-01040M
---	-----------

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01083M
------------------	-----------

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

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](http://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	25-01077M
------------------	-----------

SECOND 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
--	-----------

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01115M
------------------	-----------

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01103M
------------------	-----------

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [lockerfox.com](http://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, 2025	25-01116M
------------------	-----------

SAVE THE TIME



Email your Legal Notice

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

BusinessObserver

1V20906\_V35



---

ESTATE

---

SECOND 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

SECOND 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

SECOND 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

SECOND 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 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 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  
Saundersdown, 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

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No.: 2025 CP 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. 732.221.

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

SECOND 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

SECOND 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 Divi- sion, 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

SECOND 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

SECOND 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

FOURTH INSERTION

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

YOU ARE NOTIFIED that an ac- tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ- ten 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 demand- ed in the petition.

The action is asking the court to de-

cide 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 Cir- cuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed

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

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

In and for Manatee County:

If you cannot afford an attorney, contact Gulfcost Legal Services at (941) 746-6151 or www.gulfcostlegal.org, or Le- gal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you

do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- ued 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



---

ACTIONS / SALES

---

SECOND INSERTION	
<p><b>COLONIAL MANOR MHC HOLDINGS, LLC</b> <b>900 9TH AVENUE EAST</b> <b>PALMETTO, FL 34221</b> <b>NOTICE OF RIGHT TO</b> <b>RECLAIM ABANDONED PROPERTY</b> <b>(WITH NOTICE OF SALE)</b></p> <p>(Certified Mail, Return Receipt Required and by Regular Mail)</p> <p>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</p> <p>When you vacated the premises at 900 9th Avenue East; Lot #10, Palmetto, FL 34221, the following personal property remained:</p> <p>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.</p> <p>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 <b>July 18, 2025</b> at 11:00 a.m., this property may be disposed of pursuant to <i>Florida Statutes §715.109</i>.</p> <p>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.</p> <p>COLONIAL MANOR MHC HOLDINGS, LLC CHERYL PEAKE, PARK MANAGER 900 9th Avenue East Palmetto, FL 34221 (941) 722-3191 July 4, 11, 2025</p>	
25-01119M	

SECOND INSERTION	
<p><b>RE-NOTICE OF FORECLOSURE SALE</b></p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION</p> <p><b>CASE NO. 2023CA000858AX</b> <b>NATIONSTAR MORTGAGE LLC,</b> <b>Plaintiff, vs.</b> <b>LYNN CAROL NOLAN; ROBERT NOLAN A/K/A ROBERT J. NOLAN; LYNNE NOLAN; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY,</b> <b>Defendant(s)</b></p> <p>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:</p>	
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, 2025	
25-01108M	

SECOND INSERTION	
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.</b> <b>412024CA001157CAAXMA</b> <b>DEUTSCHE BANK NATIONAL</b> <b>TRUST COMPANY, AS TRUSTEE</b> <b>FOR NOVASTAR MORTGAGE</b> <b>FUNDING TRUST, SERIES 2007-1</b> <b>NOVASTAR HOME EQUITY LOAN</b> <b>ASSET-BACKED CERTIFICATES,</b> <b>SERIES 2007-1,</b> <b>Plaintiff, vs.</b> <b>TONI LOMBARDI; FRESH</b> <b>MEADOWS HOMEOWNERS'</b> <b>ASSOCIATION, INC.;</b> <b>Defendants</b></p> <p>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 <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> 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:</p> <p>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.</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 lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability</p>	
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.	
"Si usted es una persona minusválida que necesita algún 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 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 nan ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kek ed. 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, 2025	
25-01112M	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2022-CP-003854-AX</b> <b>IN RE: ESTATE OF</b> <b>CONRADO HERNANDEZ,</b> <b>Deceased.</b></p> <p>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</p>	
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	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025 CP 1321</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>Joel Steinberg</b> <b>Deceased.</b></p> <p>The administration of the estate of JOEL STEINBERG, deceased, whose date of death was January 7, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p>	
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.	
<b>Personal Representative:</b> <b>HELEN D. STEINBERG</b> 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	

SECOND INSERTION											
<p><b>NOTICE TO CREDITORS</b> <b>(Summary Administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2024 CP 2224</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>ANNA M. DEFONZO</b> <b>Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Anna M. DeFronzo, deceased, File Number 2024 CP 2224; by the Circuit Court for Manatee County, Florida, Probate Division; the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was January 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:</p> <table><thead><tr><th>NAME</th><th>ADDRESS</th></tr></thead><tbody><tr><td>James M. Nolan</td><td>5 Garland Street</td></tr><tr><td>Plymouth, NH 03264</td><td></td></tr><tr><td>Michael L. DeFronzo, IV</td><td>475 Main Street</td></tr><tr><td>Cromwell, CT 06416</td><td></td></tr></tbody></table>		NAME	ADDRESS	James M. Nolan	5 Garland Street	Plymouth, NH 03264		Michael L. DeFronzo, IV	475 Main Street	Cromwell, CT 06416	
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 decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.											
The date of first publication of this Notice is July 4, 2025.											
<b>Person Giving Notice:</b> <b>James M. Nolan</b> 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											

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>FILE NO. 2025 CP 001258 AX</b> <b>Division PROBATE</b> <b>IN RE: ESTATE OF</b> <b>JEFFREY ERROL MCCREARY</b> <b>Deceased.</b></p> <p>The administration of the estate of Jeffrey Errol McCreary, deceased, whose date of death was April 19, 2025, is pending in the Circuit Court for Manatee 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 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</p>	
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.	
<b>Personal Representative:</b> <b>Chad W. McCreary</b> 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	

SECOND INSERTION	
<p><b>Personal Representative:</b> <b>Mari Anne Hernandez</b> <b>c/o Christopher A. Likens, Esq</b> 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</p>	
25-01100M	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025-CP-001458</b> <b>IN RE: ESTATE OF</b> <b>CARLA J. GARCIA</b> <b>A/K/A CARLA JOAN GARCIA,</b> <b>DECEASED.</b></p> <p>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 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 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.</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 THREE (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 FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of the first publication of this Notice is July 4, 2025.	
Signed on this 2 day of June, 2025.	
<b>Personal Representative:</b> <b>MICHELLE FIELDS</b> 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	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>CASE NO. 2025-CP-001434</b> <b>IN RE: ESTATE OF</b> <b>LINDA P. SAUER</b> <b>A/K/A LINDA PAULINE SAUER</b> <b>A/KA LINDA SAUER,</b> <b>DECEASED.</b></p> <p>The administration of the estate of LINDA P. SAUER A/K/A LINDA PAULINE 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 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 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</p>	
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 THREE (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 FOREVER BARRED.	
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.	
The date of the first publication of this Notice is July 4, 2025.	
<b>Personal Representative:</b> <b>ROBERT W. SCHOLLA A/K/A</b> <b>ROBERT WILLIAM SCHOLL</b> 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	

SECOND INSERTION	
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1447</b> <b>IN RE: ESTATE OF</b> <b>JAMES D. FEWELL,</b> <b>Deceased.</b></p> <p>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 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>	
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.	
<b>Personal Representative:</b> <b>STEPHANIE D. SWALE</b> 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 Cattleman Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954 0067 Facsimile: (941) 365 1492 Email: ljohnston@leeandevans.com July 4, 11, 2025	
25-01110M	



---

ACTIONS/SALES---

---

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2024CA001185AX</b> <b>AmeriSave Mortgage Corporation,</b> <b>Plaintiff, vs.</b> <b>Shayla Renee Ellis a/k/a Shayla Ellis,</b> <b>et al.,</b> <b>Defendants.</b> 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, 2025		
25-01086M		

SECOND INSERTION		
<b>RE-NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION <b>CASE NO.: 2022-CA-002718</b> <b>MLD MORTGAGE INC. DBA THE MONEY STORE,</b> <b>Plaintiff, vs.</b> <b>LUIS A. COLLAZO et al.,</b> <b>Defendants.</b> 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, 2025		
25-01105M		

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412023CA006142CAAXMA</b> <b>PHH MORTGAGE CORPORATION,</b> <b>Plaintiff, vs.</b> <b>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</b> <b>Defendant(s).</b> NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on 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.		
The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee.realforeclose.com on October 1, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 1, BLOCK 42, HOLIDAY HEIGHTS, SECOND ADDITION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 27 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; ALSO, ALL OF GRANTOR'S INTEREST IN AND TO THAT CERTAIN EASEMENT DESCRIBED IN O.R. BOOK 721, PAGE 552, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 24th day of June, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: John J. Collaro FBN: 66699 Primary E-Mail: ServiceMail@aldridgepite.com 1395-996B July 4, 11, 2025		
25-01081M		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> <b>TERMINATION OF PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY <b>CASE NO. 2024-DP-0046 DIV.J</b> <b>IN THE INTEREST OF:</b> <b>I.M.C. DOB: 1/6/2013,</b> <b>MINOR CHILD</b> 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, 2025		
25-01080M		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO: 2021 CP 1553</b> <b>PHEBE SIMMONS, DEXTER MCDONALD, SAMUEL SIMMONS, CLINTON HEAVEN,</b> <b>Petitionors, v.</b> <b>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,</b> <b>Respondents.</b> 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, 2025		
25-01093M		

SECOND INSERTION		
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION <b>CASE NO.: 2025CA001014AX</b> <b>B-MUSED, LLC,</b> <b>Plaintiff, vs.</b> <b>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,</b> <b>Defendants.</b> 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, 2025		
25-01092M		

THIRD INSERTION		
<b>NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION <b>Case No. 2025-CA-001274</b> <b>In re: 308 53RD AVE EAST, LLC,</b> <b>Assignor, to</b> <b>LARRY S. HYMAN,</b> <b>Assignee.</b> TO: ALL CREDITORS AND OTHER INTERESTED PARTIES: 1. PLEASE TAKE NOTICE that on or about June 17, 2025, a Petition was filed commencing an Assignment for the Benefit of Creditors, pursuant to Chapter 727, Fla. Stat., made by 308 53RD AVE EAST, LLC, Assignor, with its principal place of business at 9403 9th Ave NW, Bradenton, FL 34209, to Larry S. Hyman, Assignee, whose address		
is PO Box 18625, Tampa, FL 33679. The Petition was filed in the Circuit Court of Manatee County. 2. YOU ARE HEREBY FURTHER NOTICED that pursuant to Fla. Stat. §727.105, no proceeding may be commenced against the Assignee except as provided in Chapter 727, and excepting the case of the secured creditor enforcing its rights in collateral under Chapter 679, there shall be no levy, execution, attachment or the like, in connection with any judgment or claim against assets of the Estate, other than real property, in the possession, custody or control of the Assignee. 3. YOU ARE HEREBY FURTHER NOTIFIED that in order to receive any dividend in this proceeding, you must file a Proof of Claim with the Assignee on or before October 15, 2025. June 27; July 4, 11, 18, 2025		
25-01004M		

SECOND INSERTION		
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>Case No. 2023CA006278AX</b> <b>Arch Mortgage Assurance Company,</b> <b>Plaintiff, vs.</b> <b>Giovanni F. Coronel a/k/a Giovanni Coronel a/k/a Giovanni F. Coronel, Sr. a/k/a Giovanni Francisco Coronel, Sr., et al.,</b> <b>Defendants.</b> 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, PINWOOD 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, 2025		
25-01106M		

SECOND INSERTION		
<b>NOTICE OF SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.:</b> <b>412024CA000729CAAXMA</b> <b>HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4,</b> <b>Plaintiff, vs.</b> <b>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 M. 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.,</b> <b>Defendant(s).</b> 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: FLpledgings@mwc-law.com File No: 24-400114 July 4, 11, 2025		
25-01094M		



---

TAX DEEDS / PUBLIC SALES

---

SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via <a href="http://www.selfstorageauction.com">www.selfstorageauction.com</a> 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, 2025		25-01079M

SECOND 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

SECOND 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, 2025		25-01050M

SECOND 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, 2025		25-01068M

SECOND 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

SECOND 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

SECOND 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 CER, RILLO 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		25-01058M

SECOND 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, 2025		25-01065M

SECOND INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: 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 <a href="http://www.storage-treasures.com">www.storage-treasures.com</a> . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.		
July 4, 11, 2025		25-01075M

SECOND 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, SEC NO 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, 2025		25-01062M

SECOND 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, SEC NO 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, 2025		25-01062M

SECOND 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, FLOIRDA. 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, 2025		25-01057M

SECOND 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, 2025		25-01111M

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-3202 Tax Deed #:2025TD000043		
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 (202241039568) PI #38353.0010/9 Parcel ID Number 3835300109 Property Address: 7305 5TH AVE NW BRADENTON, FL 34209 Names in which assessed: 55 HEALTH 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		25-00934M

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-2836 Tax Deed #:2025TD000019		
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 KIT 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 Property Address: 908 8TH AVE W PALMETTO, FL 34221 Names in which assessed: SALAH HIJAZ 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		25-00928M

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-1178 Tax Deed #:2025TD000008		
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 Property Address: 2515 29TH ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPER SCOTT MCGUIRE, JESSICA ANN MCGUIRE 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		25-00933M



---

TAX DEEDS

---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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#2022441078758) P1 #3164.0660/9 Parcel ID Number 316406609  
Property Address: 249TH ST E MYAKKA CITY, FL 34251  
Names in which assessed: JOHN D. RUCH

All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 07/21/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

June 20, 27; July 4, 11, 2025

25-00941M

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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



--- TAX DEEDS ---

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-4903 Tax Deed #:2025TD000054 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: 2023-4903 Year of Issuance 2023 Description of Property LOT 11, BLK 23, TRAILER ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH THE 1962 SKYLINE BUDDY MOBILE HOME LOCATED THERON; VIN F55X1374, TITLE NO. 869252. PI#63826.0000/2 Parcel ID Number 6382600002 Property Address: 6623 NEW JERSEY ST BRADENTON, FL 34207 Names in which assessed: DELTA TRANSACTIONS 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, 202525-01067M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2004 Tax Deed #:2025TD000036 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: 2023-2004 Year of Issuance 2023 Description of Property BEGIN 3991 FT N & 33 FT E OF THE SW COR OF NW 1/4 OF NW 1/4 OF SEC 19 TWN 35 S, RNG 18 E, SD POB APPROX 33 FT E OF THE NW COR OF NW 1/4 OF SW 1/4 OF SECT 18, TWN 35 S, RNG 18 E; TH E ON N LN OF NW 1/4 OF SW 1/4 OF SEC 18, TO SEA BOARD AIRLINE RAILWAY R/W 1261 FT. MORE OR LESS; TH S ALG SEABOARD AIRLINE RAILWAY R/W 331 FT; TH W PAR WITH N LN 1261 FT, MORE OR LESS, TO RANGE LN RD; TH N TO POB LOCATED IN MANATEE COUNTY FL.; LESS & EXCEPT: THAT PORTION OF LAND CONVEYED TO KCAAG, INC., A FL. CORP., INC WD DTD 2/18/05 & REC ON 2/23/08 IN OR BK 1995/5378, OF PRMCF DESC AS FOLLOWS: BEGIN AT THE SE COR OF THE PROP DESC IN OR BK 1916/2957, OF PRMCF, SAID PT ALSO BEING THE NE COR OF LOT 5, RAILSIDE INDUSTRIAL PARK SUB, ACCORDING TO THE PLAT THEREOF AS REC IN PLAT BK 21 PGS 3 & 4, OF THE PRMCF; TH S 88 DEG 42' 46" W ALG THE N LN OF LOT 5 & THE S LN OF THE PROP DESC IN OR BK 1916/2957, A DIST OF 475.47 FT TO THE W BANK OF ONECO DRAIN; TH N 12 DEG 49' 48" E ALG SAID BANK A DIST OF 338.72 FT TO THE N LN OF THE PROP DESC IN OR BK 1916/2957; TH N 88 DEG 20' 47" E ALG SAID N LN, A DIST OF 391.85 FT TO THE W R/W LN OF THE RR; TH S 01 DEG 27' 40" E ALG SAID LN A DIST OF 331.00 FT; THENCE W PARALLEL WITH N LINE 1261 FT, MORE OR LESS, TO RANGE LINE ROAD; THENCE N TO POB, LOCATED IN MANATEE COUNTY, FLORIDA. LESS AND EXCEPT: THE PORTION OF LAND CONVEYED TO KCAAG, INC., A FLORIDA CORPORATION, IN WARRANTY DEED DATED FEBRUARY 18, 2005 AND RECORDED ON FEBRUARY 23, 2005 IN OFFICIAL RECORDS BOOK 1995, PAGE 5378, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#1836500159 Parcel ID Number 1836500159 Property Address: 5703 15TH ST E BRADENTON, FL 34203 Names in which assessed: G & G STEEL CONCRETE LLC, G & G STEEL CONCRETE LLC, GODOFREDO GAVIA-CHAVEZ 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, 202525-01055M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-5468 Tax Deed #:2025TD000033 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: 2023-5468 Year of Issuance 2023 Description of Property LOTS 1 AND 2, BLK 16, OF THE REVISED PLAT OF LONG BEACH, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS AND EXCEPT THAT PORTION OF LOT 2 OF SAID BLK, LYING WITHIN 25 FT OF LOT 3 OF SAID BLK PI77918.0000/1 Parcel ID Number 7791800001 Property Address: 720 RUSSELL ST LONGBOAT KEY, FL 34228 Names in which assessed: ELIZABETH SQUERI KROTH 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, 202525-01046M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-289 Tax Deed #:2025TD000042 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: 2023-289 Year of Issuance 2023 Description of Property PARCEL A : A PORTION OF SEC 15 DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 15; TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF SD SEC 15 A DIST OF 1718.31 FT; TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS PB 2 P 37) FOR A POB; TH CONT S 00 DEG 18 MIN 47 SEC E 1232.25 FT; TH S 89 DEG 50 MIN 36 SEC E 100 FT; TH N 00 DEG 18 MIN 47 SEC W 1232.25 FT TO AFOREMENTIONED S R/W LN OF SD 30 FT RD; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 100 FT TO THE POB; TOGETHER WITH THE FOLLOWING DESC PARCEL: COM AT THE NW COR OF SEC 15 (SW COR OF SEC 10); TH S 89 DEG 50 MIN 36 SEC E ALG THE N LN OF S D SEC 15 A DIST OF 1818.32 FT; TH S 00 DEG 18 MIN 47 SEC E 15 FT TO A PT ON THE S R/W LN OF A 30 FT PLATTED RD (BY PLAT OF WATERBURY GRAPEFRUIT TRACTS); TH N 00 DEG 17 MIN 10 SEC W ALG SD W R/W LN A DIST OF 1132.25 FT TO THE AFOREMENTIONED S R/W LN; TH N 89 DEG 50 MIN 36 SEC W ALG SD S R/W LN A DIST OF 834.21 FT TO THE POB. TOGETHER WITH THE FOLLOWING TRIPLE WIDE MOBILE HOME: 2004 PALH MOBILE HOME, TITLE NO. 90538687 AND IDENTIFICATION NO. PH0914977AFL; 2004 PALH MOBILE HOME, TITLE NO. 90538645 AND IDENTIFICATION NO. PH0914977BFL; AND 2004 PALH MOBILE HOME, TITLE NO. 90538596 AND IDENTIFICATION NO. PH0914977CFL. PI#3164.0705/9 Parcel ID Number 316407059 Property Address: 23810 53RD AVE E MYAKKA CITY, FL 34251 Names in which assessed: KEVIN KEMBLE, KEVIN PATRICK KEMBLE 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, 202525-01054M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-73 Tax Deed #:2025TD000059 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: 2023-73 Year of Issuance 2023 Description of Property A TRACT OF LAND LYING IN SEC 16, MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NW COR OF SD SEC 16; TH S 00 DEG 02 MIN 00 SEC E, ALG THE W LN OF SD SEC 16, A DIST OF 2660.20 FT TO THE SLY END OF AN EXISTING PRIVATE RD EASMT IN OR 1038 P 3160 FOR A POB; TH CONT S 00 DEG 02 MIN 00 SEC E, ALG SD W LN, A DIST OF 875.53 FT TO A PT ON THE N LN OF THE S 1786.48 FT OF THE W1/2 OF SD SEC 16; TH S 89 DEG 58 MIN 27 SEC E, ALG SD N LN, A DIST OF 980 FT; TH N 00 DEG 02 MIN 00 SEC W, 495 FT; TH N 89 DEG 58 MIN 27 SEC W, 880 FT; TH N 00 DEG 02 MIN 00 SEC W, ALG THE EXTENSION OF THE ELY LN OF SD RD EASMT, A DIST OF 380.63 FT TO THE S LN OF SD RD EASMT; TH S 89 DEG 58 MIN 00 SEC W, ALG SD S LN, A DIST OF 100 FT TO THE POB, CONT 12.01 AC, M/L, TOGETHER WITH INGRESS/EGRESS EASMT IN 1308/382 AND 1494/6809, PI#607.1045/6 Parcel ID Number 60710456 Property Address: 6005 HOG TOWN LN MYAKKA CITY, FL 34251 Names in which assessed: DEBRA BOYETTE, TIMOTHY MOUTOUX 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, 202525-01051M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1214 Tax Deed #:2025TD000009 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: 2023-1214 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SD SEC 8; TH S 89 DEG 13 MIN 00 SEC E, ALG THE N LN OF SD SD 8, A DIST OF 1,166.38 FT TO THE INT OF SD N LN OF SEC 8 & THE C/L OF ELLENTON-GILLETTE RD, TH S 00 DEG 17 MIN 49 SEC E, ALG SD C/L OF ELLENTON-GILLETTE RD, A DIST OF 1,363.69 FT; TH S 89 DEG 43 MIN 06 SEC E, A DIST OF 30.16 FT TO A PT ON THE ELY R/W LN SD ELLENTON-GILLETTE RD, SD PT ALSO BEING THE POB; TH S 89 DEG 29 MIN 21 SEC E, A DIST OF 409.79 FT; TH N 00 DEG 16 MIN 50 SEC W, A DIST OF 79.83 FT; TH S 89 DEG 26 MIN 27 SEC E, A DIST OF 2,349.12 FT; TH S 00 DEG 41 MIN 32 SEC W, A DIST OF 2,582.01 FT; TH S 89 DEG 32 MIN 30 SEC W, A DIST OF 1,339.96 FT; TH N 00 DEG 58 MIN 24 SEC W, 51.52 FT; TH N 87 DEG 11 MIN 40 SEC W A DIST OF 1,376.83 FT TO AFORESAID ELY R/W LN OF ELLENTON-GILLETTE RD; TH N, ALG AFORESAID ELY R/W LN, THE FOLLOWING 2 COURSES: 1) N 00 DEG 15 MIN 04 SEC W, A DIST OF 1,267.68 FT; 2) N 00 DEG 16 MIN 54 SEC W, A DIST OF 1,152.73 FT TO THE POB. LYING & BEING IN SEC 8 TWN 34S RNG 18E CONTAINING 160.13AC (2139/5189) PI#8044.0005/9 Parcel ID Number 804400059 Property Address: 2400 36TH AVE E PALMETTO, FL 34221 Names in which assessed: BARNES WALKER, GOETHE & PERRON, CHARTERED, PARRISH LAND INVESTMENTS I 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, 202525-01053M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3407 Tax Deed #:2025TD000045 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: 2023-3407 Year of Issuance 2023 Description of Property LOT 7 DRYMANS FIRST ADD PI#43241.0000/9 Parcel ID Number 4324100009 Property Address: 1008 7TH ST W BRADENTON, FL 34205 Names in which assessed: LINDA JOYCE MCNEIL 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, 202525-01047M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1567 Tax Deed #:2025TD000039 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: 2023-1567 Year of Issuance 2023 Description of Property LOT 52, KINGSTON ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 16, PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#13750.1260/4 Parcel ID Number 1375012604 Property Address: 1418 16TH ST E BRADENTON, FL 34208 Names in which assessed: IRVING, IRENE, IRVING, JEANETTE 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, 202525-01060M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-61 Tax Deed #:2025TD000035 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: 2023-61 Year of Issuance 2023 Description of Property THE SE1/4 OF THE NW1/4 AND THE E3/4 OF THE SW1/4 OF THE NW1/4 AND THE N 50 FT OF THE W1/2 OF THE W1/2 OF THE SW1/4 OF THE NW1/4 OF SEC 9; TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA; AND THE E 50 FT OF SECTION 5, TOWNSHIP 35 S, RANGE 22 E, LYING S OF STATE ROAD #64 AND THE E 50 FT OF THE N 1,370 FT IF SECTUIN 8, TOWNSHIP 35 S, RANGE 22 E, MANATEE COUNTY, FLORIDA, AND THE NE 1/4 OF THE NW 1/4 OF SECTION 9, TOWNSHIP 35 S, RANGE 22 E, AND ALSO THOSE EASEMENTS AS DESCRIBED IN O.R. BOOK 503, PAGE 333, OF MANATEE COUNTY, FLORIDA. IT IS THE INTENT OF THE PARTIES TO CREATE AND ESTATE BY THE ENTIRETIES IN THE ABOVE PROPERTY. PI#589.1010/9 Parcel ID Number 58910109 Property Address: 41090 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: HOWARD C HARTMAN AND NORMA J HARTMAN REVOCABLE TRUST U/A/D 5/5/05, NORMA J HARTMAN 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, 202525-01044M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2763 Tax Deed #:2025TD000016 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: 2023-2763 Year of Issuance 2023 Description of Property LOTS 9,10 BLK A H W HARRISON SUB PI#26111.0000/5 Parcel ID Number 2611100005 Property Address: 1607 3RD AVE W PALMETTO, FL 34221 Names in which assessed: MA-SONIC LODGE NO 487 C/O JOHN-NY MCCROY 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, 202525-01048M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-4275 Tax Deed #:2025TD000048 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: 2023-4275 Year of Issuance 2023 Description of Property LOT 379, FAIR LANE ACRES, FIRST ADD, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 53, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#54354.0000/6 Parcel ID Number 5435400006 Property Address: 705 50TH AVE W BRADENTON, FL 34207 Names in which assessed: FRAZER HOLDINGS II 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, 202525-01064M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-5430 Tax Deed #:2025TD000032 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: 2023-5430 Year of Issuance 2023 Description of Property START ON E LN OF LOT 7 PLAT OF LOT 3 U.S., AS SHONW ON PLAT OF RECORD IN P.B. 1 PG. 71 AT THE SE COR OF GIBSON PROPERTY AS DESC IN D.B. 196 PG 403; TH GO S ALG SD LN A DIST OF 443.6 FT FOR A POB; TH CONT S ALG E LN OF SD LOT 7 A DIST OF 60.6 FT TO ANTILLA PROPERTY DESC IN D.B. 294 PG 549; TH WLY WITH AN INSIDE ANGLE OF 84 DEG 42 MIN ALG N LN OF SD ANTILLA PROPERTY TO INT THE N & S C/L OF SD LOT 7 A DIST OF 82.5 FT (WHICH POINT OF INT IS 137.5 FT NLY FROM THE SLY END OF SEAWALL); TH N ALG SD C/L A DIST OF 79.8 FT; TH SELY 87.5 FT TO POB. PI#76855.0000/6 Parcel ID Number 7685500006 Property Address: 4518 124TH STREET CT W CORTEZ, FL 34215 Names in which assessed: AGENT- KIMBERLY JEAN MCVEY, KILLER BAIT 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, 202525-01056M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-1162 Tax Deed #:2025TD000037 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: 2023-1162 Year of Issuance 2023 Description of Property THE S 1/2 OF LOT 7, LESS THE N 5 FT, AND ALL OF LOTS 8, 9, AND 10, BLK 26, ONAHOM FARMS SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7502.0012/9 Parcel ID Number 750200129 Property Address: 3703 36TH AVE E PALMETTO, FL 34221 Names in which assessed: MICHAEL J MANNING, MICHAEL JOHN MANNING 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, 202525-01049M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3451 Tax Deed #:2025TD000027 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: 2023-3451 Year of Issuance 2023 Description of Property LOT 11, BLK B, E.D. SCROGIN'S SUB, FACING 61.6 FT ON TENTH STREET AND RUNNING BACK 84.2 FT, IN SECTION 25, TOWNSHIP 34 S, RANGE 17 E, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 93, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#44223.0000/6 Parcel ID Number 4422300006 Property Address: 1408 102TH ST W BRADENTON, FL 34205 Names in which assessed: NAIDA SIERRA 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, 202525-01069M
SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-5358 Tax Deed #:2025TD000031 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: 2023-5358 Year of Issuance 2023 Description of Property UNIT NO. 107, TOGETHER WITH UNIT 1 BOAT DOCK OF SAN REMO, A CONDO, ACCORDING TO THE DEC OF COND RECORDED IN O.R. BOOK 938, PAGE 550, AND ALL EXHIBITS AND AMENDMENTS THEREOF, RECORDED IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#75035.0040/2 Parcel ID Number 7503500402 Property Address: 10004 CORTEZ RD W APT 107 BRADENTON, FL 34210 Names in which assessed: WILLIAM SCHEID 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, 202525-01045M