MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-8/7/25 9:30am

James Tillman-household bedroom furniture, mattress and a deep freezer and boxes

Devin Williams-Furniture

Carl Campitelli-Clothing, household items

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

July 18, 25, 2025 25-01211M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 24th day of July, 2025 at 10:00 AM. Said property is iStorage, 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 18, 25, 2025 25-01227M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 08/07/2025 at 9: 30 AM

Chris Carlen- household and about 50 boxes

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

July 18, 25, 2025 25-01191M

FIRST INSERTION

PUBLIC NOTICE

The Florida Department of Transportation will be conveying a perpetual easement by an assignment of easement rights consisting of 7,121 sq. ft. and 11,712 sq. ft and a fee parcel consisting of 1.223 acres located along Upper Manatee River Rd., Bradenton, Manatee County, by public purpose conveyance.

July 18, 2025 25-01226M

FIRST INSERTION

Fictitious Name Notice

Notice is hereby given that DONALD HOWARD JOHNSON, OWNER, desiring to engage in business under the fictitious name of JOHNSON EQUIPMENT SERVICES located at 34907 CLAY GULLY RD, MYAKKA CITY, FLORIDA 34251 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 18, 2025 25-01189M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that NEXA MORTGAGE, LLC, OWNER, desiring to engage in business under the fictitious name of SPARTAN CAPITAL GRP located at 5559 S SOSSAMAN RD BLDG #1, STE #101, MESA, ARIZONA 85212 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 18, 2025 25-01203M

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that FREEDOM TRAILER RENTALS LLC, OWNER, desiring to engage in business under the fictitious name of NEXT PHASE SOLUTIONS located at 2809 39TH ST E, BRADENTON, FLORIDA 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 18, 2025 25-01204M

FIRST INSERTION

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Waterlefe Community Development District will hold two public hearings and a regular meeting on August 18, 2025 at 2:00 p.m. at the Waterlefe Golf Club, 1022 Fish Hook Cove, Bradenton, FL 34212.

The purpose of the first public hearing is to receive public comment and objections on the Fiscal Year 2025/2026 Proposed Budget. The first public hearing is being conducted pursuant to Chapter 190, Florida Statutes. The purpose of the second public hearing is to consider the imposition of special assessments to fund the District's proposed budget for Fiscal Year 2025/20265 upon the lands located within the District, a depiction of which lands is shown below, consider the adoption of an assessment roll, and to provide for the levy, collection, and enforcement of the assessments. The second public hearing is being conducted pursuant to Florida law including Chapters 190 and 197, Florida Statutes. At the conclusion of the public hearings, the Board will, by resolution, adopt a budget and levy assessments as finally approved by the Board. A regular board meeting of the District will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda for the hearings and meeting may be obtained at the offices of the District Manager, Rizzetta & Company, located at: 3434 Colwell Avenue, Suite 200, Tampa, FL 33614, email: rdurand@rizzetta.com

The special assessments are annually recurring assessments and are in addition to previously levied debt assessments. The table below presents the proposed maximum operation and maintenance assessments. Costs are allocated to lots in accordance with the assessment methodology on file with the District Manager. Amounts are preliminary and subject to change at the hearings and in any future year. The amounts are subject to early payment discount as afforded by law.

WATERLEFE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025/2026 O&M ASSESSMENT SCHEDULE

TOTAL O&M BUDGET	**$ 1,273,932.00**
COLLECTION COSTS @ 3%	**$ 41,094.58**
EARLY PAYMENT DISCOUNT @4%	**$ 54,792.77**
TOTAL O&M ASSESSMENT	**$ 1,369,819.35**

Land Use	Total # of Units / Acres	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Classic	53	1.00	$2,329.62
Estates	216	1.00	$2,329.62
Marina	19	1.00	$2,329.62
Multi-Family	144	1.00	$2,329.62
River Club	0	1.00	0
Villa	156	1.00	$2,329.62

The Manatee County tax collector will collect the assessments for all parcels. The decision to collect special assessments by any particular method – e.g., on the tax roll or by direct bill – does not mean that such method will be used to collect special assessments in future years, and the District reserves the right in its sole discretion to select collection methods in any given year, regardless of past practices.

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

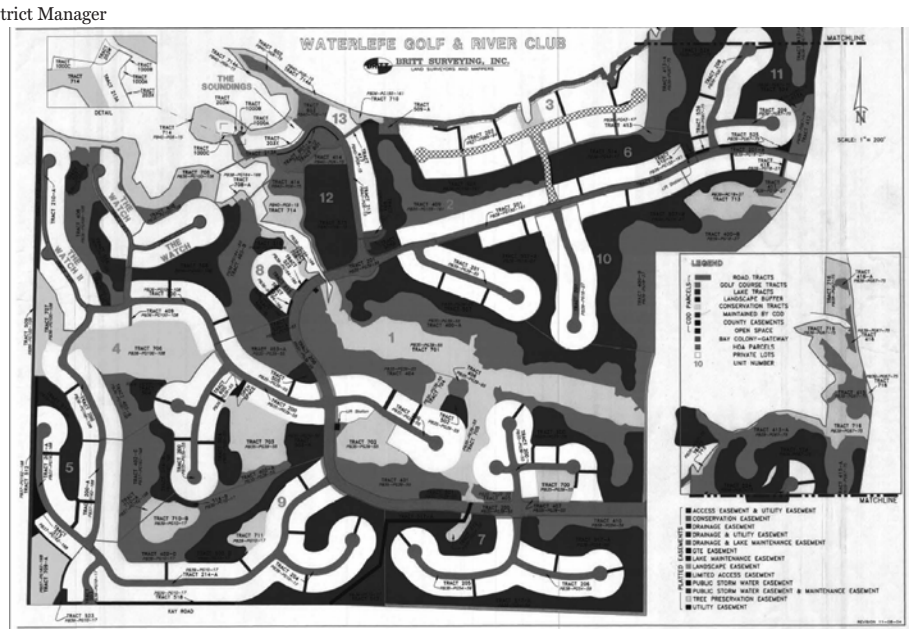
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

Any person requiring special accommodations at this meeting or hearings because of a disability or physical impairment should contact the District Office at (813) 533-2950 at least forty-eight (48) hours prior to the meeting and/or hearings. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770 for aid in contacting the District Office.

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

Ruben Durand
District Manager



July 18, 25, 2025 25-01201M

FIRST INSERTION

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Palma Sola Trace Community Development District ("**District**") will hold two (2) public hearings and a regular meeting at the following date, time, and location:

DATE:	August 28, 2025
TIME:	1:30 p.m.
LOCATION:	Palma Sola Trace Clubhouse 7408 Hamilton Road Bradenton, Florida 34209

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. 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 Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Condo	272	1.00	803.35
Paired Villa	126	1.00	803.35
Single Family	148	1.00	803.35

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

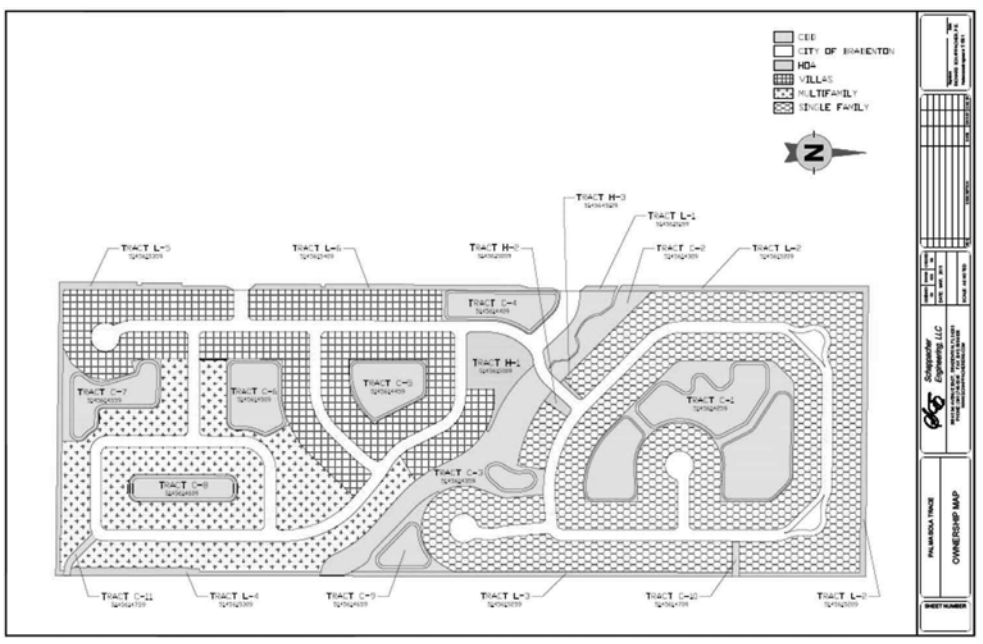
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear at the public hearings and meeting and may also file written objections with the District Manager's Office within twenty (20) 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.

Ruben Durand
District Manager



July 18, 25, 2025 25-01199M

--- PUBLIC SALES ---

FIRST INSERTION

EVERGREEN COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("**Board**") of the Evergreen Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025
TIME: 11:00 a.m.
LOCATION: Country Inn & Suites
5610 Manor Hill Lane
Bradenton, Florida 34203

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

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

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

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

District Manager
July 18, 25, 2025 25-01207M

FIRST INSERTION

WILLOWS COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("**Board**") of the Willows Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025
TIME: 11:00 a.m.
LOCATION: Country Inn & Suites
5610 Manor Hill Lane
Bradenton, Florida 34203

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

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

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

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

District Manager
July 18, 25, 2025 25-01208M

FIRST INSERTION

BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors ("**Board**") of the Brookstone Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE: August 8, 2025
TIME: 11:00 a.m.
LOCATION: Country Inn & Suites
5610 Manor Hill Lane
Bradenton, Florida 34203

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

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

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

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

District Manager
July 18, 25, 2025 25-01217M

FIRST INSERTION

TREVESTA COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Trevesta Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: August 13, 2025
TIME: 3:00 p.m.
LOCATION: Trevesta Clubhouse
6120 Trevesta Place
Palmetto, Florida 34221

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

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Residential	843	1.00	$1,161.36

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

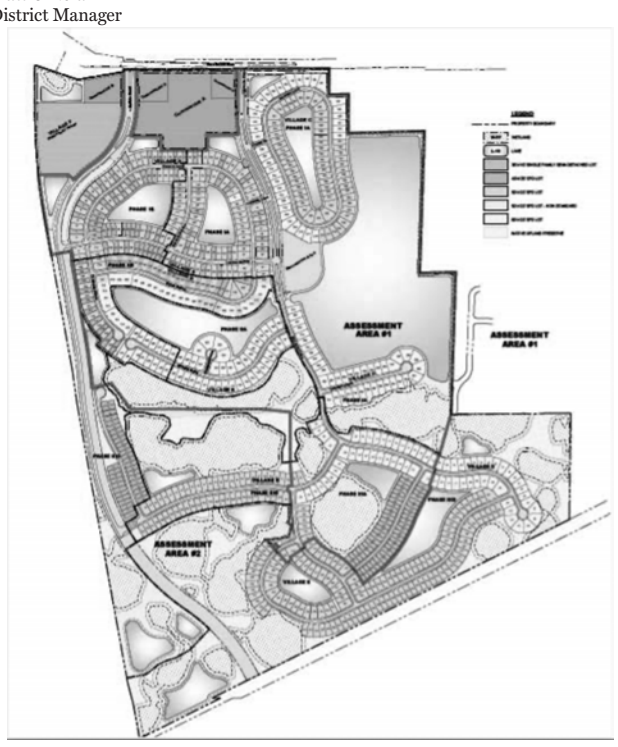
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by phone at (813) 933-5571 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear 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.

Matt O'Nolan
District Manager



July 18, 25, 2025 25-01200M

FIRST INSERTION

HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Harrison Ranch Community Development District ("**District**") will hold two public hearings and a regular meeting at the following date, time, and location:

DATE: August 11, 2025
TIME: 6:30 p.m.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
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 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. 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 Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Attached Villas	26	1.00	$1,483.42
Attached Villas (2007 Prepaid)	4	1.00	$1,483.42
Single Family 55/60	313	1.15	$1,705.93
Single Family 55/60 (2007A Prepaid)	472	1.15	$1,705.93
Single Family 70	80	1.30	$1,928.44
Single Family 70 (2007A Prepaid)	184	1.30	$1,928.44
Single Family 80	4	1.40	$2,076.78
Single Family 80 (2007A Prepaid)	26	1.40	$2,076.78

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

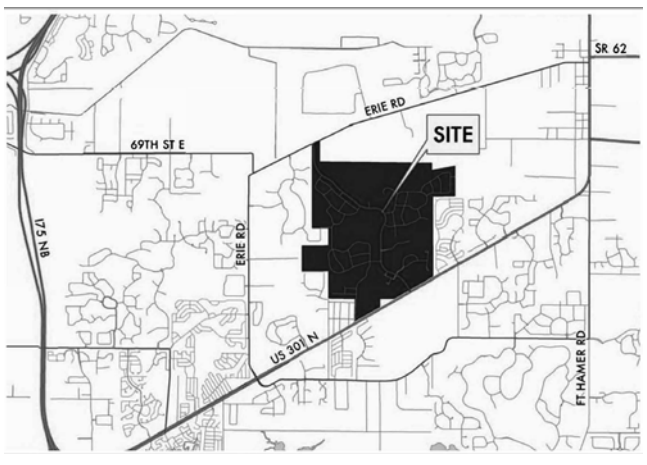
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, Ph: (888) 208-5008 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Manager's Office at least three (3) business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear 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.

Matt O'Nolan
District Manager



July 18, 25, 2025 25-01198M

--- PUBLIC SALES ---

FIRST INSERTION

WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT

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 Water's Edge Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE:	August 28, 2025
TIME:	6:00 p.m.
LOCATION:	Parrish Fire Station #2 Training Room 3804 N. Rye Road 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 Factor	Proposed O&M Assessment
Single Family 52'	114	1	2,635.65
Single Family 62'	71	1.188	3,032.80
Single Family 82'	124	1.242	3,151.60

**includes collection costs and early payment discounts*

NOTE: THE DISTRICT RESERVES ALL RIGHTS TO CHANGE THE LAND USES, NUMBER OF UNITS, EQUIVALENT ASSESSMENT UNIT ("EAU") FACTOR, 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 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 no later than November of this year. 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.

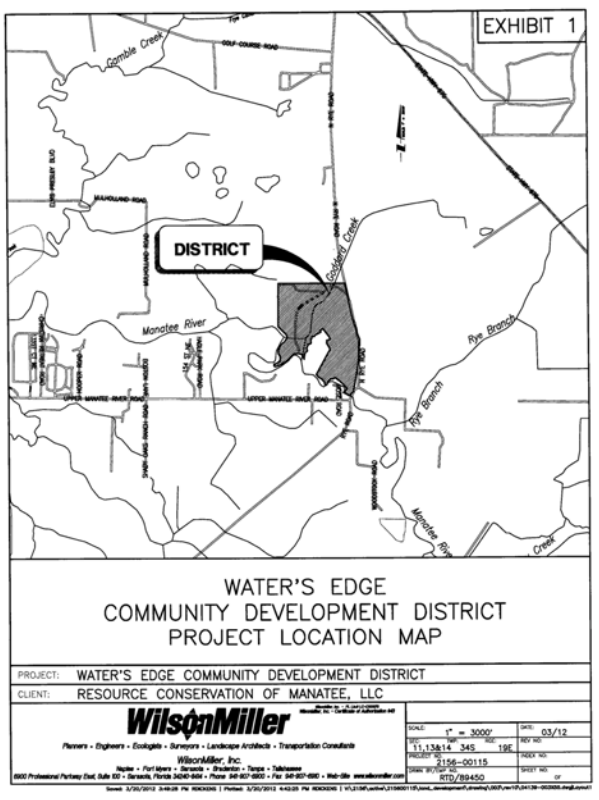
Additional Provisions

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, Governmental Management Services - Tampa, LLC, at 4530 Eagle Falls Place, Tampa, FL 33619, Ph: (813) 334-4844 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.wecdd.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.

District Manager



July 18, 2025 25-01197M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Nicole Strohm 02028 Clothing, beauty products, shoes, misc. items . Shawn Easterling 01081 Bikes, machines, boxes, sofa, totes, armoire, fishing poles, generator . Holly Maxey 00816 Totes, Vacuums, beach chair, dolly, boogie board, mis items . Anne Conklin 01711 Furniture, mattress vacuum, statue, boxes, totes, radio, mis items . Louis Johnson 01260 Flags, bag of charcoal, plastic tote box, flashlight, iron skillet . 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 18, 25, 2025 25-01216M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Notice is hereby given that on August 14, 2025 at 10:00 a.m., ROCKY BLUFF, INC., a Florida corporation d/b/a PALM GROVE MOBILE HOME PARK will sell the following mobile home at public auction, pursuant to F.S. §715.109, single wide mobile home located at 6505 US Highway 301 N, Lot B11, Ellenton, FL bearing VIN Number C521, and all contents therein, owned by Jill Gallagher. Sale to be held at the Palm Grove Park office, 6505 US Highway 301 N, Ellenton, FL 34222. NOTE: THIS SALE IS TAKING PLACE ON PRIVATE PROPERTY THEREFORE, THE SHERIFF IS NOT REQUIRED TO CONDUCT SUCH SALE.

Purchase must be made with cash only and paid at the above-referenced location in order to complete the transaction. Any Purchaser will be responsible to apply and be approved as an owner and/or tenant, as well as comply with all Rules, Regulations and the Declaration of Palm Grove Mobile Home Park.

July 18, 25, 2025 25-01231M

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

LV10250

Business Observer

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 08/7/2025 9:30am
Bonnie Woods - Misc. household goods
Garfield Rogers - Luggage, TV, boxes
Venite Jean - Household/personal items
Loria Jones - Household goods
The auction will be listed and advertised on www.storagetreasures.com.

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

July 18, 25, 2025 25-01190M

FIRST INSERTION

Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Built to Blast located at 1110 Thornbury Dr, Parrish FL 34219, 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 14th day of July, 2025.

Royal Property Solutions LLC

July 18, 2025 25-01220M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 8/7/2025 at 9: 30 AM

Mia Brown - boxes, cloths, queen size mattress
Ross Madsen - tools

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

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

July 18, 25, 2025 25-01212M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 2015 8th Ave West, Palmetto, FL, 34221 Maliya Lindsey A010 Totes, Boxes, Clothes, Etc. Devin Hooper B066 Totes, Equipment, Furniture, Misc Items. David Colvin A066 Totes, Equipment, Dressers, Tables, Baskets, Chairs, ETC. Jennifer Leonard K145 Totes, Bed, MiniFreezer, Cabinet, House Items, Pictures, Etc. Ashley Christine Hay E054 Totes, Bags, Boxes, Kids stuff, TBD. David Eugene Shafer B016 Totes, equipment, tires, shelves, cabinets, cleaning supplies etc. Jeremy Sheets G19T Two Aviation Seats. Terence McMahon G05 Washer, Dryer, Totes, Bags, Office stuff. Troy Moore K104 Kids clothes, Bikes, bags, misc. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 18, 25, 2025 25-01228M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storagetreasures.com
Carl Campetalli-Household items and boxes
Edward Winship-Furniture and containers
Shelley Sue Ellis-home items, pictures, furniture, bins
Gerard Brutus-Boxes and household items
Tina Williams-Clothing, TV pictures, furniture mirrors House, where goods
Nacole Khouri-Furniture
Imani Ofray-Boxes and Furniture
Kaitlyn Lee Carocci-bed. boxes

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 18, 25, 2025 25-01192M

FIRST INSERTION

GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Greyhawk Landing Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 19, 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**

***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 18, 25, 2025 25-01229M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

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 DW Bayview Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 8, 2025
TIME: 10:00 A.M.
LOCATION: Driftwood Clubhouse
8810 Barrier Coast Trail
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
Phase 1&2 Villa 38	60	6.32%	$455.19
Phase 1&2 Single Family 40'	121	12.74%	$455.19
Phase 1&2 Single Family 50'	207	21.79%	$455.19
Phase 1&2 Single Family 64'	88	9.26%	$455.19
Phase 3&4 Villa 38'	56	5.89%	$455.19
Phase 3&4 Single Family 40'	114	12.00%	$455.19
Phase 3&4 Single Family 50'	201	21.16%	$455.19
Phase 3&4 Single Family 64'	103	10.84%	$455.19

**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 Collector 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 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 all benefitted property. 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, Phone (813) 533-2950 ("**District Manager's Office**"), during normal business hours, or by visiting the District's website at https://www.dwbayviewcdd.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.

Stephanie DeLuna
District Manager

July 18, 25, 2025 25-01221M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings and Regular Meeting

The Board of Supervisors ("**Board**") for the Willow Walk Community Development District ("**District**") will hold the following two public hearings and a regular meeting:

DATE: August 12, 2025
TIME: 4:00 p.m.
LOCATION: Harrison Ranch Clubhouse
5755 Harrison Ranch Boulevard
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 ("**Fiscal Year 2026**"). The second public hearing is being held pursuant to Chapters 190 and 197, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. 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	EAU Factor	Proposed O&M Assessment (including collection costs / early payment discounts)
Single Family – South	287	1.00	1345.56
Single Family – North Phase 1	222	1.00	1345.56
Single Family – North Phase 2	203	1.00	1345.56

The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County ("**County**") may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for O&M Assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4), *Florida Statutes*, is met. Note that the O&M Assessments do not include any debt service assessments previously levied by the District that are due to be collected for Fiscal Year 2026.

For Fiscal Year 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District's decision to collect assessments on the 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.

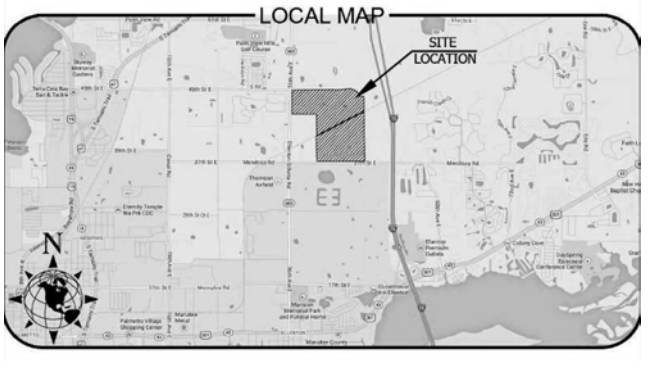
Additional Provisions

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 hearings and meeting may be obtained at the offices of the District Manager, located at Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, or by phone at (813) 933-5571 ("**District Manager's Office**"), during normal business hours. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

Please note that all affected property owners have the right to appear 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.

Stephanie DeLuna
District Manager



July 18, 25, 2025 25-01230M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-0809
IN RE: ESTATE OF SYLVIA LOCK, Deceased.

The administration of the estate of SYLVIA LOCK, deceased, whose date of death was May 27, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 18, 2025.

Paul W. Lock, Jr.
Personal Representative
878 Winkumpaugh Road
Ellsworth, Maine 04605
Caroline M. Tschida, Esq.
Attorney for Personal Representative
Florida Bar No. 1064556
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: ctschida@barneswalker.com
Secondary Email:
mcarmichael@barneswalker.com
July 18, 25, 2025 25-01245M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
File No. 2025-CP-000880-AX
Division Probate
IN RE: ESTATE OF WILLIAM E THOMAS Deceased.

The administration of the estate of William E Thomas, deceased, whose date of death was February 21, 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 §§732.216-732.228, Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Fla. Stat.

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 §733.702 FLA. STAT., 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 18, 2025.

Personal Representative:
/s/ Mason Thomas
Mason Thomas
101 North Meridian Avenue, Unit 605
Tampa, FL 33602
Attorney for Personal Representative:
/s/ Lindsey Jones
Lindsey E. Jones, Esq.
Attorney for Personal Representative
Florida Bar Number: 1003292
Bach, Jacobs & Byrne, P.A.
2033 Main Street, Suite 505
Sarasota, FL 34237
Telephone: (941) 906-1231
Fax: (941) 954-1185
E-Mail: lindsey@sarasotaelderlaw.com
Secondary E-Mail:
morgan@sarasotaelderlaw.com
July 18, 25, 2025 25-01237M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001351
IN RE: ESTATE OF PETER C. PAPPAS, Deceased.

The administration of the Estate of Peter C. Pappas, deceased, whose date of death was February 2, 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 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 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 the decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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 18, 2025.

Signed on this 15th day of July, 2025.

/s/ Daniel Pappas
DANIEL P. PAPPAS
Personal Representative
15629 Starling Waters Dr.
Lithia, FL 33547
/s/ Samuel B Dolcimascolo
Samuel B. Dolcimascolo
Attorney for Personal Representative
Florida Bar No. 173047
Bush Ross, P.A.
1801 N. Highland Ave.
Tampa, FL 33602
Telephone: (813) 224-9255
Email: sdolcimascolo@bushross.com
Secondary Email:
lsamuiloff@bushross.com
81H0538.DOCX
July 18, 25, 2025 25-01238M

--- UNCLAIMED MONIES ---

FIRST INSERTION

ANGELINA "ANGEL" COLONNESO, CLERK OF CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA STATES THAT THE FOLLOWING IS A LIST OF UNCLAIMED MONIES. PERSONS HAVING OR CLAIMING INTEREST IN SUCH FUNDS SHALL FILE THEIR NOTARIZED WRITTEN CLAIM/OR COURT MOTION WITH THE CLERK OF THE CIRCUIT COURT & COMPTROLLER, MANATEE COUNTY FLORIDA, ON OR BEFORE THE FIRST DAY OF SEPTEMBER 2025. AFTER SUCH DATE THE UNCLAIMED MONIES SHALL BE DECLARED FORFEITED TO SUCH CLERK.

Owner and/or Plaintiff / Defendant / Plaintiff	Amount	Case Number
7 ELEVEN	$70.00	2009MM1471
7 ELEVEN	$1,284.85	2020CF2951
AARON ANDREW PARRISH	$15.00	Jury Service
AARON DEAN TOBIN	$15.00	Jury Service
AARON MAXWELL EMELOCK	$15.00	Jury Service
ADELL, NIKOLAS	$143.80	2023TR12465
ADIDAS	$146.50	2014CF3890
ADRIAN LEMUS	$15.00	Jury Service
ADRIAN JOED CRUZ LOPEZ	$15.00	Jury Service
AERIAL ROSE SHANER	$15.00	Jury Service
ALAN GERRARD FLANDREAU	$15.00	Jury Service
ALEC BERT LUCAS	$15.00	Jury Service
ALEESA MISHEL ROGERS	$15.00	Jury Service
ALEXANDER KENYATTA POTTER	$30.00	Jury Service
ALEXANDER PAUL LEEBAW	$30.00	Jury Service
ALEXIS ANDRES COLON COSME	$15.00	Jury Service
ALI-REZA NAYEBI	$15.00	Jury Service
ALIZAEL TAKEISHA KENDRICK	$15.00	Jury Service
ALVA LOWELL ANDERSON	$30.00	Jury Service
AMANDA RENEE ARNOLD	$15.00	Jury Service
AMERICAN CHARTERED TITLE AND	$25.15	202341005732
AMY JO HEINE	$15.00	Jury Service
ANDERSON, MICHAEL	$21.50	2014CF281
ANDERSON, MICHAEL	$79.50	2014CF281
ANDREW ROBERT HALSTEAD TERLAJE	$30.00	Jury Service
ANGELA MARIA NAVEJAR	$15.00	Jury Service
ANGELA MARIAH FLORES	$15.00	Jury Service
ANGELA SUE COOK	$15.00	Jury Service
ANGELIA MAE KENNEDY	$15.00	Jury Service
ANGELINA MARIA TELLEZ	$15.00	Jury Service
ANNITA MARIE MONROE	$15.00	Jury Service
ANTHONY RICHARD ELLIN	$15.00	Jury Service
ANTHONY THOMAS SKINNER	$15.00	Jury Service
ANTONIO MENDEZ	$15.00	Jury Service
AONDREA LEE COURAN	$15.00	Jury Service
AQUINO, ITXIAR	$430.00	2021CF3140
ARIAS ZAVALA, FERNANDO	$240.00	2023CT2881
ARMANDO XAVIER VILLASENOR	$30.00	Jury Service
ASHLEY ANN FERRISE	$15.00	Jury Service
ASHLEY KATHERINE BURNETTE	$15.00	Jury Service
ASHLEY NICOLE BOND	$15.00	Jury Service
ASHLEY NICOLE POLLOCK	$30.00	Jury Service
ASHLYN GRACE O'SHEA	$15.00	Jury Service
ATHANASIA ELIZABETH GIEGER	$15.00	Jury Service
AUSTIN MICHAEL LYKINS	$30.00	Jury Service
AVA MARIE PANDELOGLOU	$15.00	Jury Service
AZAVIAN ISAIAH GAY	$15.00	Jury Service
BALBUENA, ENGLES FANCISCO MORILLO	$18.00	2023TR5179
BARNETT, SHAWN	$46.50	2010CF2573
BARNETT, SHAWN	$46.50	2010CF2573
BARNETT, SHAWN	$46.50	2010CF2573
BATHJE, DONALD	$120.00	2023CT713
BB AND T	$3,200.00	2018CF1543
BEEF O BRADYS	$99.50	2016CF1549
BENJAMIN CRONIN SCOTT	$15.00	Jury Service
BENJAMIN DANIEL GERVAIS	$30.00	Jury Service
BENJAMIN ROBERT BLAIR	$15.00	Jury Service
BERINA FURA	$15.00	Jury Service
BERRY, TUCKER	$120.00	2023CT1834
BESS, LEONOR MARIA	$106.00	2023TR2749
BIENAIME, WENDY	$10.80	2023TR20618
BRANDON JOSEPH CABLE	$15.00	Jury Service
BRANDY NAKIA STEWART	$15.00	Jury Service
BRANT, BERNA	$26.50	2018CF1129
BREITENSTEIN, TYLER KEITH	$10.80	2023TR12776
BRIAN KEITH HUGHES	$15.00	Jury Service
BRIAN MATTHEW SMILDE	$30.00	Jury Service
BRIDGET NICOLE EANES	$15.00	Jury Service
BRIGGS LAWRENCE RIFE	$15.00	Jury Service
BROWN, MIKAYLA LYNN	$510.68	
BROWNFIELD, ADAM	$314.00	2011CF4550
BRUBAKER, LOWELL	$1,250.00	2012CF2505
BRUCE CUNNINGHAM	$620.00	2018MM4804
BRUCE, LEONARD P	$16.50	2020CJ295
BRYAN ANTHONY BEATTY PEDLER	$15.00	Jury Service
BURGESS, CHRIS	$250.00	2023MM2460
BUZZI, TITO	$500.00	2023MM3181
BYRON JUDSON GRIMES	$15.00	Jury Service
BYRON TYRONE EVANS	$30.00	Jury Service
CAILYN ANNE CARUSO	$15.00	Jury Service
CALI SUE JOHNSON	$15.00	Jury Service
CALVIN THURING PINE	$15.00	Jury Service
CARLEE ELAINE KRAUS	$15.00	Jury Service
CARMEN SPIKER	$15.00	Jury Service
CAROL ANN ABERCROMBIE	$15.00	Jury Service
CAROLINE CARNEY BIRCH	$30.00	Jury Service
CAROLYN ELLEN NIELSEN	$15.00	Jury Service
CARRASCO, MAYNOR CENTENO	$673.75	2022CT2400
CARRICARTE, CANDICE JUNE	$10.80	2023TR7845
CARROLL, ADAM EDWARD	$10.80	2023TR1585
CARSWELL, SHAQUILLE TYKIM	$37.00	2023TR10343
CASHOP PAWN SHOP	$100.00	2021CF69
CASSIDY, GERALD P	$27.00	2023TR9847
CATHERINE H VAN AKEN	$15.00	Jury Service
CATHERINE MICHELLE SANCHEZ JOYNT	$15.00	Jury Service
CATHERINE SUSAN LUDWIG	$30.00	Jury Service
CEDAR CREEK MCMULLEN-PALMER	$15.00	Jury Service
CELESTE MARIE MATTHEWS	$15.00	Jury Service
CENTRAL CHRISTIAN CHURCH	$21.50	2008CF4034
CENTRAL CHRISTIAN CHURCH	$43.00	2008CF4034
CFS BENEFIT RECOVERY	$50.00	2016CF3381
CHARLES JARRETT CREASER	$15.00	Jury Service
CHARLEY PAYGE BOGGS	$15.00	Jury Service
CHASE ALEXANDER BARNES	$15.00	Jury Service
CHECKERS	$46.50	2020CF3059
CHECKERS	$50.00	2020CF3059
CHECKERS	$50.00	2020CF3059
CHECKERS	$100.00	2020CF3059
CHERYL MAUREEN HEARN	$15.00	Jury Service
CHHOM DUONG	$15.00	Jury Service
CHIANNA RAE STEWART	$15.00	Jury Service
CHLOE ELLE KIRKLAND	$15.00	Jury Service
CHRISTI ELAINE GALLUP	$15.00	Jury Service
CHRISTINA MARIE HALLINAN	$30.00	Jury Service
CHRISTOPHER ALAN GLENN	$15.00	Jury Service
CHRISTOPHER ALLAN COOK	$15.00	Jury Service
CHRISTOPHER DAVID DEGRAW	$15.00	Jury Service
CHRISTOPHER IAN BERRY	$15.00	Jury Service
CHRISTOPHER SHAWN BENAFIELD	$15.00	Jury Service
CIRCLE K	$21.50	2012CF4118
CIRCLE K	$21.50	2012CF4118
CIRCLE K	$51.50	2022MM375
CIRCLE K	$40.50	2008CF627
CIRCLE K	$46.50	2008CF627
COASTAL ORTHOPEDICS AND SPORTS MEDICINE	$21.50	2013CF2477
COASTAL ORTHOPEDICS AND SPORTS MEDICINE	$26.50	2013CF2477
COASTAL ORTHOPEDICS AND SPORTS MEDICINE	$26.50	2013CF2477
COASTAL ORTHOPEDICS AND SPORTS MEDICINE	$26.50	2013CF2477
CODY JAMES RAWLS	$15.00	Jury Service
COLLEEN HOLLY SHAVER	$15.00	Jury Service
COLORADO STATE ARCHIVES	$43.50	1992DR1638
COMBS, KIMBERLY	$1,976.04	2023MM1202
CONNOR CHAMP GAYLE	$15.00	Jury Service
CORLETO, MICHAEL	$620.00	2023MM2821
CORNELL, CHRISTIAN	$166.62	2020CF3044
COURTNEY LEA ROSENCRANTZ	$15.00	Jury Service
COURTNEY, LEVI HAMPTON	$200.00	2020CF951
CRUZ, ANTHONY FERNANDO	$300.00	2022CF3272
CRYSTAL LUDDEN CULVER	$15.00	Jury Service
CUELLAR, CARLOS	$10.80	2023TR8098
CURTIS, DARIUS EVANS WRIGHT	$83.00	2023TR18809
CVS PHARMACY	$44.00	2021CF1852
CYNTHIA ANN LONG	$15.00	Jury Service
CYNTHIA LYNN QUICK	$15.00	Jury Service
DAEJAH AALIYAH DAWES	$15.00	Jury Service
DAJOINNAE IRENA LAWSON	$30.00	Jury Service
DALTON EUGENE WINKLER	$15.00	Jury Service
DAMARIA ASHANTI BELL	$15.00	Jury Service
DANIEL SOTO GONZALEZ	$15.00	Jury Service
DANIEL DALE SANTRY	$15.00	Jury Service
DANIEL DUSHCO PETROV	$15.00	Jury Service
DANIEL MAURICIO MUNOZ LATORRE	$15.00	Jury Service
DAVID WEIMAN	$15.00	Jury Service
DAVID ALLEN LAPRELLE	$15.00	Jury Service
DAVID AMIR ZARGHAMI	$15.00	Jury Service
DAVID ANDREW BUCHAN	$15.00	Jury Service
DAVID ANTONIO MARTIN	$15.00	Jury Service
DAVID CHARLES BAYARD	$15.00	Jury Service
DAVID GERALD RAWLEY	$15.00	Jury Service
DAVID JAMES AEPPLI	$15.00	Jury Service
DAVID TERJE SWIFT OLSEN	$30.00	Jury Service
DAVID THOMAS ALLISON	$15.00	Jury Service
DAVID WILLIAM STAEHLIN	$15.00	Jury Service
DAVILA, ISMAEL LUIS GONZALEZ	$36.00	2023TR2646
DAVYONNA ESPREE BELL	$15.00	Jury Service
DAWN MARIE COBB	$15.00	Jury Service
DAWN MICHELLE KORNFELD	$15.00	Jury Service
DAWSEY, ANDREA	$46.50	2019CJ1364
DEBRA LYN FALDER	$15.00	Jury Service
DECLAN BRICE SMITH	$15.00	Jury Service
DEDE, NIKITA	$125.75	2023MM114
DEIPARINE, ADRIENNE MAY	$63.00	2023TR28385
DEKOW, ADAM JOHN	$46.50	2021CF2485
DELANDA, OSHWALD	$175.75	2022MM3589
DELGADO, VICTOR RAMIRO	$31.50	2023TR28191
DELVIE, CHEYLA S	$737.00	2022CF1000
DEMIAYAH MURRAY-THOMPSON	$15.00	Jury Service
DEMICHAEL, RINA RICHARD	$10.80	2023TR19045
DENNIS PATRICK JOHNSON	$15.00	Jury Service
DENTON GERCHAM OTTEY	$15.00	Jury Service
DEREK JAMES CUNNINGHAM	$15.00	Jury Service
DEREK WILLIAM KEFFER	$15.00	Jury Service
DEUS, JUANA TOJIN TIQUIRAM	$1,197.75	2022CT2996
DEVON VANHORNE DURAN	$15.00	Jury Service
DIANE WHEATON TEREBESI	$15.00	Jury Service
DIANNA MARIE SMITH	$15.00	Jury Service
DIAS, FERNANDO ESPINOZA	$120.00	2023TR18493
DILAVOIX, MICANORD	$120.00	2020CT798
DODGE, ANNE MARIE	$10.80	2023TR3645
DOLLAR GENERAL	$10.57	2021MM2738
DONALD SIRIANNI	$15.00	Jury Service
DONALD RAY HILL	$15.00	Jury Service
DONNA KATHLEEN BOWDOIN	$30.00	Jury Service
DORCELLY, ROSE CARMELLE	$10.80	2023TR23153
DR PAMELA WRIGHT	$22.00	2018CF2024
DUARTE RODRIGUEZ, IVANIA ELENA	$31.50	2023TR14275
DUNE LAKES TITLE LLC	$93.50	202341090844
EASY HOME	$35.50	2015CF3524
EASY HOME	$93.00	2015CF3524
EASY HOME	$96.50	2015CF3524
EBONIE VONCHE' JOHNSON	$15.00	Jury Service
EDNA LETICIA TORRES VEGA	$15.00	Jury Service
EDWARD JOSEPH FERENCE	$30.00	Jury Service
EDWARD WILLIAM MORRELL-ADAMS	$15.00	Jury Service
ELAM, GARRY G	$11.50	2014CF312
ELECTRIC, SLENTZ	$78.00	2017CF850
ELEX GERALD CRISP	$15.00	Jury Service
ELIZABETH MARQUEZ	$15.00	Jury Service
ELIZABETH LEEMARIE PRUNTY	$15.00	Jury Service
ELIZABETH RENEE GUERRERO	$15.00	Jury Service
ELLEN JEAN BERDUSCO	$15.00	Jury Service
ELWELL, DONNA C	$52.54	2004MM6143
EMILIE ODETTE CAMPOS	$15.00	Jury Service
EMILY PAIGE BRUNNER-CHALTIS	$15.00	Jury Service
ENTERPRISE RENT A CAR	$208.32	2020CF898
ERIC ALEXANDER CRUZ	$15.00	Jury Service
ERIC ALLAN SIBUL	$15.00	Jury Service
ERIC CHRISTOPHER BIEHL	$15.00	Jury Service
ERIC ODELL DUNBAR	$15.00	Jury Service
ERIN DAKIN DRAKE	$15.00	Jury Service
ERIN ELIZABETH LUMIA	$15.00	Jury Service
ERIN PAIGE DUNNE	$15.00	Jury Service
ESTATE JEWELRY AND PAWN	$43.50	2010CF4251
ESTATE JEWELRY AND PAWN	$56.50	2010CF4251
ETHAN SPENCER MUDRICK	$15.00	Jury Service
ETHAN TOUBEE YANG	$15.00	Jury Service
EVAN RILEY WILSON	$15.00	Jury Service
FAMILY DOLLAR	$13.10	2022MM488
FERDON, ELVENADA	$10.80	2023TR27328
FERNANDO DANIEL CEPEDA	$15.00	Jury Service
FIFTH THIRD BANK	$36.50	2008CF3367
FLORES, ERIKA	$500.00	2021CF1137
FOGARTY, PATRICK FRANK	$10.80	2022TR31842
FRANCES RIPPCONDI	$15.00	Jury Service
FRANK JOSEPH BRAUER	$15.00	Jury Service
GABRIEL MENDEZ	$15.00	Jury Service
GABRIELA AMANDA FINKELSTEIN	$15.00	Jury Service
GAMESTOP	$66.20	2019CF3570
GARCIA VILLARMIL, LORENZO G	$175.75	2022MM3337
GARCIA, ELVIA	$1,500.00	2022CF2816
GARY MICHAEL MARTELL	$15.00	Jury Service
GAVIN MICHAEL VUKODER	$15.00	Jury Service
GENARO ISRRAEL DIEGO-MARTINEZ	$15.00	Jury Service
GEORGE DRAGON	$15.00	Jury Service
GERALD LYNN JONES	$15.00	Jury Service
GESNER JUNIOR BIEN AIME	$15.00	Jury Service
GIANNA BELLA UNGARELLI	$15.00	Jury Service
GIBBONS, VERGINYA JOAN	$10.80	2022TR31498
GIBSON, DANIEL JAY	$10.80	2023TR3649
GILLIAN LASH PERLINSKI	$15.00	Jury Service
GILLIAN RUTH ECKER	$15.00	Jury Service
GILSAMARIE HERNANDEZ TORRES	$15.00	Jury Service
GINO THOMAS GIGLIO	$15.00	Jury Service
GLORIA CHICA	$15.00	Jury Service
GRABIELA MANCILLAS	$15.00	Jury Service
GREENBERG, THAYER JUDITH	$27.00	2023TR5988
GUADALUPE HERNANDEZ, BLANCA	$10.80	2023TR25881
HALL, ADRIAN JAMES	$60.00	2023TR14038
HAND, JUSTIN DARBY	$46.50	2022CF452
HANNAH ROSE-ELLEN ANDERSON	$15.00	Jury Service
HARRIS, MARK	$50.00	2022CF2256
HARRISON LEE PEARL	$15.00	Jury Service
HAUN, LISA BETH	$10.80	2023TR1003
HAYLIE ELIZABETH ASHER	$15.00	Jury Service
HAYT HAYT AND LANDAU PL	$36.20	2023CC165
HECTOR DIAZ VARGAS	$15.00	Jury Service
HERBERT LEE BROWN	$30.00	Jury Service
HERNANDEZ, GILBERTO	$50.00	2021CF3056
HERNANDEZ, MARIO	$50.00	2020CF265
HERNANDEZ, MARIO	$50.00	2020CF265
HERNANDEZ, MARIO	$50.00	2020CF265
HERNANDEZ, MARIO	$1,320.00	2020CF265
HERNANDEZ-MEJIA, VICENTE	$500.00	2023MM3312
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$26.50	2018CF1129
HICKMAN, MEGAN	$53.00	2018CF1129
HIGHTOWER, RUSSELL	$96.50	2013CF2467
HILLARY ANNE DIAMOND	$15.00	Jury Service
HOLLY MC CLENDON SHAFER	$15.00	Jury Service
HOOTERS	$14.97	2022MM1632
HUONG LE	$15.00	Jury Service
IBARRA, YOLANDA	$120.00	2023CT1349
IRWIN, HAROLD LLOYD	$10.80	2023TR6280
ISAIAH MICHAEL GREENWALD	$15.00	Jury Service
J. S., A MINOR	$75.00	2022CJ370
JACQUELYNN IONA BACKUS	$15.00	Jury Service
JAFFARES, KIM	$120.00	2023MM2520
JAMES CAMPBELL PLATT	$15.00	Jury Service
JAMES HARVEY VICARS	$15.00	Jury Service
JAMES JONATHAN STEVENS	$15.00	Jury Service
JAMES MADISON TAULBEE	$15.00	Jury Service
JAMES TUNSHEIN NEWHALL	$15.00	Jury Service
JAMIE LEIGH BROWN	$15.00	Jury Service
JANE ROBIN SMITH	$15.00	Jury Service
JANICE LEE MONAGHAN	$15.00	Jury Service
JASON ANDREW STEINBERG	$15.00	Jury Service
JASON SCOTT PLATT	$15.00	Jury Service
JEAN MARIE MASTERSON	$15.00	Jury Service
JEFFERSON XAVIER DESOUZA	$15.00	Jury Service
JEFFERY KEITH STURGIS	$30.00	Jury Service
JEFFREY CHRISTIAN SCHICK	$15.00	Jury Service
JEFFREY PETER NELSON	$15.00	Jury Service
JEFFREY SCOTT DUBOIS	$15.00	Jury Service
JENNA-LYNN STEM	$15.00	Jury Service
JENNIFER LYNN SAYKO	$15.00	Jury Service
JENNIFER MAE SCHUELER	$15.00	Jury Service
JENNIFER ROBIN CAPSTICK	$15.00	Jury Service
JERCOIYA KRISTINE WAITERS	$15.00	Jury Service
JEREMY CHARLES EARICK	$15.00	Jury Service
JEREMY KYLE FORRESTER	$15.00	Jury Service
JERRITT CHARLES HALLENBECK	$15.00	Jury Service
JERRY L ROBERTSON	$30.00	Jury Service
JESSE PRESSWOOD WATSON	$15.00	Jury Service
JESSICA LYNN GARZA	$15.00	Jury Service
JESSICA VOTOUR PAYTON	$15.00	Jury Service
JESUS GALLO	$15.00	Jury Service
JETER, BAILEY SARA	$27.00	2023TR16000
JILL STOREY	$15.00	Jury Service
JILL M LITZINGER	$15.00	Jury Service
JILLIAN ANN PRICE	$15.00	Jury Service
JIMENEZ, SERGIO	$523.75	2023CT1417
JIMMY TERRIBLE	$15.00	Jury Service
JOAN LESLEY JONES	$15.00	Jury Service
JODY MARIE DIERCKS	$15.00	Jury Service
JOEL WILLIAM BICKFORD	$30.00	Jury Service
JOHN CHRISTOPHER SLOAN	$15.00	Jury Service
JOHN CODY SCHAEFFER	$15.00	Jury Service
JOHN JOSEPH MEDICO	$15.00	Jury Service
JOHN MICHAEL STRANOVSKY	$15.00	Jury Service
JOHN MICHEAL TRAVER	$15.00	Jury Service
JOHN PATRICK BERKEY	$15.00	Jury Service
JOHN RICHARD SCHINDLER	$15.00	Jury Service
JOLIE HOWARD AYO	$30.00	Jury Service
JONATHAN QUILES	$15.00	Jury Service
JONATHAN HENRY DIERINGER	$15.00	Jury Service
JONES, AJANIQUE LEANNA	$27.00	2023TR4313
JONES, ANN	$46.50	2011CF67
JONES, ANN	$46.50	2011CF67
JONES, ANN	$46.50	2011CF67
JONTARRIA NICOLE MERCY DEVEAUX	$15.00	Jury Service
JOSE' RENE' CUARTA	$30.00	Jury Service
JOSEPH DANIEL COLE	$15.00	Jury Service
JOSEPH K NANTHAVONG	$15.00	Jury Service
JOSEPH RENE BEAULIEU	$15.00	Jury Service
JOSHUA JAMES GOFORTH	$15.00	Jury Service
JOSHUA TROY VELARDE	$30.00	Jury Service
JOUBERT GEORGES	$15.00	Jury Service
JOURNEY CHANDLER COLLINS BALDWIN	$15.00	Jury Service
JUAN ABEL TAX-JUAREZ	$15.00	Jury Service
JUANALUZ ORTIZ	$15.00	Jury Service
JUDITH QUINN DAUBERT	$15.00	Jury Service
JULIA FRANCES HALLMAN	$15.00	Jury Service
JULIA LYNN LAGANA	$15.00	Jury Service
JULIANNA ASHLEY MCCARTER	$15.00	Jury Service
JULIO CESAR HENRIQUEZ	$15.00	Jury Service
JURADO, HECTOR	$247.99	2011CF1744
JURADO, HECTOR	$322.01	2011CF1744
JUST IN TYME CYCLES	$38.61	2021CF3386
JUSTIN JULY MALIA	$15.00	Jury Service
JUSTIN PATRICK LONGENBERGER	$15.00	Jury Service
JUSTIN THOMAS FITZGERALD	$15.00	Jury Service
KAITLYN JOY GELO	$15.00	Jury Service
KALI MARIE MALLEY PRITCHARD	$15.00	Jury Service
KAREN IANNACONE	$15.00	Jury Service
KAREN C PAGE	$15.00	Jury Service
KATHERINE MARGARET CARPENTER	$15.00	Jury Service
KATHY SMITH MCREYNOLDS	$15.00	Jury Service
KAYCE RENEE BABCOCK	$15.00	Jury Service
KAYLA NICOLE BITTON	$15.00	Jury Service
KEITH ERROLL PRANGE	$15.00	Jury Service
KE'JON FRED ROBINSON	$15.00	Jury Service
KELSEY ANN WALKER	$15.00	Jury Service
KELSI NICOLE SHELDON	$30.00	Jury Service
KERA NICOLE LITERAL	$15.00	Jury Service
KEVIN NOGUES	$15.00	Jury Service
KEVIN QUEZADA-GONZALEZ	$15.00	Jury Service
KEVIN MICHAEL COLLINSWORTH	$15.00	Jury Service
KIM HOENLE BOYD	$15.00	Jury Service
KIMBERLEY ANN HEISIG	$15.00	Jury Service
KIMBERLY ANN PERREIRA	$15.00	Jury Service
KINSEY THOMAS	$15.00	Jury Service
KINSEY, BRANDON	$31.50	2020MM1768
KIRTI VIJAY SOLANKI	$15.00	Jury Service
KLARA PERITY	$15.00	Jury Service
KLYCHKOV, TIMOFEY	$10.80	2023TR5890
KMART	$36.50	2018CF3326
KMART	$36.50	2018CF3326
KMART	$36.50	2018CF3326
KMART	$36.50	2018CF3326
KMART	$36.50	2018CF3326

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--- UNCLAIMED MONIES ---

Ad Cont'd from previous page

Owner and/or Plaintiff / Defendant / Plaintiff	Amount	Case Number
KMART	$36.50	2018CF3326
KMART	$36.50	2018CF3326
KMART	$37.00	2018CF3326
KMART	$37.00	2018CF3326
KRAMER, PAUL	$500.00	2023MM179
KRISTINA KIM KLEIDON	$30.00	Jury Service
KRISTINE ELIZABETH PEARSON	$15.00	Jury Service
KRISTYNA MARIE WOODS	$15.00	Jury Service
KYLE JAMES SILVERS	$15.00	Jury Service
KYLE MATTHEW VILLARANTE	$15.00	Jury Service
KYLE VONWOLF KIMPTON	$15.00	Jury Service
LA FAMILIA PAWN JEWELRY	$21.50	2022CF2980
LA FAMILIA PAWN JEWELRY	$46.50	2022CF2980
LACEY BREANNE GOLDSMITH	$15.00	Jury Service
LAGUNA, GABRIEL BARAJAS	$31.50	2023TR15444
LAMARION DEION MIKAL GIBSON	$15.00	Jury Service
LANDY VALLIERE	$15.00	Jury Service
LANE, ANTHONY PETER	$10.80	2023TR25533
LAUREN NICOLE RITCHIE	$15.00	Jury Service
LAURIE ANN BURLOCK	$15.00	Jury Service
LEFEVRE, JEFFREY	$2,450.00	2019CT3815
LEFFLER, SHANON	$31.50	2023TR6615
LENTZ, BRIAN JAMES	$54.50	2015CF2072
LEO MICHAEL GELLERT	$45.00	Jury Service
LEONARD WASHINGTON	$15.00	Jury Service
LEONORA DECERIO	$15.00	Jury Service
LESHA CHRISTIE JONES	$30.00	Jury Service
LEXANI MARGARITA MARROQUIN	$15.00	Jury Service
LIANA AMELIA CAMPISCIANO	$15.00	Jury Service
LINDSEY MARIE WILLIAMS	$15.00	Jury Service
LISA ELENA HAYNES	$15.00	Jury Service
LISA KAY SYLVESTER	$15.00	Jury Service
LITTLE, MICHAEL	$500.00	2023MM2819
LOPEZ, KELLY	$1,918.00	2022CT3029
LOPEZ, OZZIE RAYMOND	$10.80	2022TR30468
LOUIS, SHARON D	$86.52	2016CF1688
LOUIS, SHARON D	$57.32	2016CF1688
LOWERY, SHANNON	$28.50	2015CF4064
LUIS, CRISTELA	$54.00	2023TR24272
LUNA, JOYERIA	$100.00	2021CJ994
LUNA, JOYERIA	$155.00	2021CJ994
LYNN ELIZABETH YAGER	$15.00	Jury Service
MACDONALD, DUNCAN FRASER	$400.00	2020CT2038
MADISON MARIE BREMER	$15.00	Jury Service
MAINARDI, STEVEN J	$407.49	2023MM178
MALACHI ALAN ALLMAN	$15.00	Jury Service
MALEK, JUSTIN IAN	$27.00	2023TR28040
MALISSA JOAN BOUKNIGHT	$15.00	Jury Service
MALONE, LARA	$10.80	2023TR23676
MANATEE COUNTY PUBLIC WORKS	$25.00	2021CF2205
MANATEE COUNTY PUBLIC WORKS	$25.00	2021CF2205
MANATEE COUNTY PUBLIC WORKS	$125.00	2021CF2205
MANATEE METALS	$50.88	2012CF1232
MARCOS PIZZA	$1,500.00	2019CF3569
MARCUS JARU BEHRMAN	$15.00	Jury Service
MARIA CLAIRE PUGLIESE	$15.00	Jury Service
MARIA GUADALUPE MANCILLAS	$15.00	Jury Service
MARIA REBECCA SOSA	$15.00	Jury Service
MARIAN RODLAND-DUNN	$15.00	Jury Service
MARIANN MURPHY	$15.00	Jury Service
MARISSA LYNN ADDISON	$15.00	Jury Service
MARISSA MARIE LESSELROTH	$15.00	Jury Service
MARK KARL SCHENK	$15.00	Jury Service
MARK LEO SIEMER	$15.00	Jury Service
MARK WILLIAM KIMBEL	$15.00	Jury Service
MARQUIS GONZALEZ	$15.00	Jury Service
MARTELLO, DONALD	$39.88	2023MM2442
MARTINEZ CORREA, JOSE MANUEL	$10.80	2023TR10863
MARTINEZ, JULIO IVAN MADERA	$10.80	2023TR2586
MARTINEZ, OSCAR ZELAYA	$500.00	2023MM1019
MARVIN NATHANIEL JONES	$15.00	Jury Service
MARY PATRICIA KULCHAR	$15.00	Jury Service
MARY YOUSSEF BADAWY	$15.00	Jury Service
MATTHEW ADRIAN WILLIAM STICKLAND	$15.00	Jury Service
MATTHEW GREGORY MERCIER	$15.00	Jury Service
MATTHEW H WHITE	$15.00	Jury Service
MATTHEW JAY HOPPER	$15.00	Jury Service
MATTHEW PETER GOFF	$15.00	Jury Service
MATTHEW ROBERT WALTON	$15.00	Jury Service
MAYEDO, YAMILSIS MATOS	$21.60	2023TR7211
MCCARTER, MARILYNN	$50.75	2022MM2394
MCCUISTON, SHEILA ELIZABETH	$10.80	2023TR8578
MCGRAW, EDWARD	$16.50	2012CF3957
MCKENNA C SUBBARAO	$15.00	Jury Service
MEGHAN NICOLE HUBBARD	$15.00	Jury Service
MEJIA-HERNANDEZ, ABLE ABDIAS	$500.00	2023MM3311
MELANY ROSE AYALA	$15.00	Jury Service
MELINA IRIE BJORNSTAD-SKIDMORE	$15.00	Jury Service
MELINDA DAWN MAYS	$15.00	Jury Service
MELISSA ANN BROSNAN	$15.00	Jury Service
MELISSA ANNE SILVER	$15.00	Jury Service
MELISSA K DEDLOFF	$15.00	Jury Service
MENDEZ-JIMENEZ, ANDREA	$1,000.00	2023MM381
MENDIOLA ZAPTA, WILBER AGUSTIN	$690.00	2023MM17
METRO PCS	$21.50	2017CF2671
METRO PCS	$21.50	2017CF2671
METRO PCS	$21.50	2017CF2671
METRO PCS	$146.50	2017CF2671
MEZA DIAZ, JORGE LUIS	$27.00	2023TR18318
MIAH SAMONE LOWMAN	$15.00	Jury Service
MICHAEL ANDREW BROOKS	$15.00	Jury Service
MICHAEL ARTHUR SHAPPELL	$45.00	Jury Service
MICHAEL CRAIG HEPNER	$15.00	Jury Service
MICHAEL IVAN JONES	$15.00	Jury Service
MICHAEL JAMES DONOVAN	$30.00	Jury Service
MICHAEL JOHN CSIZMAR	$15.00	Jury Service
MICHAEL MESA MERCHANT	$15.00	Jury Service
MICHAEL VERNON LESTER ROOK	$15.00	Jury Service
MICHAEL WAYNE TURNER	$15.00	Jury Service
MICHALEK, SUSAN	$150.00	2016CF3740
MICHELE ANN EIGER	$15.00	Jury Service
MICHELLE MARIE WATTS	$15.00	Jury Service
MICHELLE RENEE KOHN	$15.00	Jury Service
MIKAEL GABRIEL RIEMBAUER	$15.00	Jury Service
MILORD, CLACK	$27.00	2023TR28658
MINERVA CASTILLO	$15.00	Jury Service
MINOR, KATHY PLEASANTS	$10.80	2023TR11812
MITCHELL GRANT FOLTZ	$15.00	Jury Service
MITCHELL, TAMEIKA G	$30.00	2021CJ566
MOODY, NICHOLE IRENE	$36.00	2023TR24702
MORALES, MARCO T RIVERA	$120.00	2022CT3326
MORALES, MARCO T RIVERA	$620.00	2022CT3326
MORGAN STANLEY SMITH & BARNEY	$46.50	2012CF787
MORGAN STANLEY SMITH & BARNEY	$96.50	2012CF787
MORGAN STANLEY SMITH & BARNEY	$96.50	2012CF787
MORIAH MOJICA	$15.00	Jury Service
MOUSSEAU, SANDRA RAE	$10.80	2023TR26498
MR AND MRS ANGEL SOTO	$47.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.00	2016CF4144
MR AND MRS ANGEL SOTO	$50.50	2016CF4144
MR AND MRS ANGEL SOTO	$116.50	2016CF4144
MUNOS, ALEX MEDINA	$205.75	2022MM1817
MUNOZ, DENISSE	$136.00	2019CF1265
MUNOZ, JOEL	$55.75	2022MM2251
MUNOZ, YOLANDA LUNA	$364.00	2023CT1027
NADIA MARIA OBRIN	$15.00	Jury Service
NAHOMIE ST CYR	$15.00	Jury Service
NAIRA EDIT RAMIREZ ROMERO	$15.00	Jury Service
NATALY MARIE LUNA	$15.00	Jury Service
NATALYA ELIZABETH UMANA	$15.00	Jury Service
NATHAN EUGENE BERK	$15.00	Jury Service
NATHAN MARK CAMPBELL	$15.00	Jury Service
NATHANIEL PAUL BUCK	$15.00	Jury Service
NEHEMIAH EZRA GOODE	$15.00	Jury Service
NELSON ERNESTO MURILLO	$15.00	Jury Service
NIA ROSE CHILENSKY	$30.00	Jury Service
NICHOLAS JAMES RANALDO	$15.00	Jury Service
NICHOLAS KENNETH LAYNE KNOWLES	$45.00	Jury Service
NICOLAS, STEPHANIE	$18.00	2023TR18696
NIKKI LYNN HUDSON	$15.00	Jury Service
OBRIEN, MAGALY ALDANA	$10.80	2023TR18034
OLIVIA MONTEMAYOR RAMIREZ	$30.00	Jury Service
OLIVIA SUNRISE ROOT	$15.00	Jury Service
ORTIZ, MARIELI GUADALUPE MENDEZ	$500.00	2023MM151
OSORIO, DAISY RUIZ	$235.00	2023MM2370
OSWALDO ELOY AGELVIS	$15.00	Jury Service
OWENS, AUSTIN GACE	$10.80	2023TR15232
PAGE, CYNTHIA	$25.00	2012CJ1140
PAGE, CYNTHIA	$25.00	2012CJ1140
PAIGE CHRISTINE TERRY	$15.00	Jury Service
PALLARES, FRANCISCO	$10.80	2023TR6755
PALMAVARGAS, MITCHEL FELIPE	$100.00	2022CF382
PATEL, ASHABEN	$10.80	2023TR12576
PATEL, ASHISHKUMAR KESHAVLAL	$10.80	2023TR7803
PATRICK DOUGLAS FIORE	$15.00	Jury Service
PATRICK DYLAN CONNER	$15.00	Jury Service
PAUL ANTHONY STROMBERG	$15.00	Jury Service
PAZINK, DAGMAR	$150.00	2006CJ2774
PEGGY EDWARDS WITT	$15.00	Jury Service
PERDUE BRANDON FIELDER COLLINS AND MOTT LLP	$35.00	2022TR13137
PERDUE BRANDON FIELDER COLLINS AND MOTT LLP	$706.50	2005CF2939, 2018TR10895,2021TR16263,2022TR9633
PEREZ, PABLO	$120.00	2020CT2799
PINEDA, ISIDRO	$74.00	2022CF2399
PINTO, MARY	$120.00	2022CT1870
PISANI JEWELERS	$300.00	2013CF2604
PREVELL G LOYD	$15.00	Jury Service
PURDY, MICHAEL JOHN	$19.50	2012CF1813
PURDY, MICHAEL JOHN	$80.50	2012CF1813
QUINOTZIQUIN, LUIS	$50.00	2023CT423
QUINTANA, YORDANY FERNANDEZ	$10.80	2023TR8102
RACHAEL ANN LEFTWICH	$15.00	Jury Service
RACHEL LEAH PRAGER	$15.00	Jury Service
RADHIKA WARRIER CONNOLLY	$15.00	Jury Service
RAMOS, ALEXANDRA	$25.95	2021CT2376
RANDY JOHN ILLIKMAN	$15.00	Jury Service
RANDY L COOPER	$15.00	Jury Service
RAUL SOTO	$15.00	Jury Service
RAYMOND LEE GEARHART	$15.00	Jury Service
REBBECCA LEE SLY	$30.00	Jury Service
REDDY, SRIJA ANANTHA	$27.00	2023TR24916
REED, MICHAEL	$31.29	2012CF172
REED, MICHAEL	$46.50	2012CF172
REED, MICHAEL	$46.50	2012CF172
REGINALD LESTER GRIGGS	$15.00	Jury Service
RENAE BETH SNYDER	$15.00	Jury Service
RENEE LYNN RODOCKER	$15.00	Jury Service
RICHARD CELESTINO BIANCHI	$15.00	Jury Service
RICHARD EUGENE SKINNER	$15.00	Jury Service
RICHARD F CHAMBLIN	$45.00	Jury Service
RICHARDSON, CRYSTAL	$21.50	2008CF3718
RICHARDSON, CRYSTAL	$21.50	2008CF3718
RICHARDSON, CRYSTAL	$21.50	2008CF3718
RICKERT, AMBER	$39.50	2015CF230
RICKERT, AMBER	$39.50	2015CF230
RICKERT, AMBER	$39.50	2015CF230
RICKY STEWART PEARCE	$15.00	Jury Service
RIVERA, JANYRIS	$36.00	2022CT831
RIZZO, CAMILLO	$46.50	2010CF297
RIZZO, CAMILLO	$46.50	2010CF297
RIZZO, CAMILLO	$46.50	2010CF297
RIZZO, CAMILLO	$46.50	2010CF297
RIZZO, CAMILLO	$46.50	2010CF297
RIZZO, CAMILLO	$46.50	2010CF297
ROAD FORCE CA INC	$103.00	2023TR27778
ROBERT RUMPH	$15.00	Jury Service
ROBERT BRUCE HITE	$15.00	Jury Service
ROBERT CRAIG BIRNER	$15.00	Jury Service
ROBERT DONALD PIETSCH	$15.00	Jury Service
ROBERT EDWARD FRISCIA	$15.00	Jury Service
ROBERT LOUIS REGUZZONI	$15.00	Jury Service
ROBERT LYN JOHNSON	$15.00	Jury Service
ROBERT SAMUEL MIXON	$15.00	Jury Service
ROBERTO QUINTANAR	$75.00	Jury Service
ROBERTO CHRISTIAN SANTIAGO	$15.00	Jury Service
ROBINSON, JERRY LOUIS	$10.80	2023TR1595
ROCAFORTVEGA, AXEL JULIAN	$300.00	2022CF3272
ROCHE, RITA LOUISA	$10.80	2023TR18973
RODERICK MIGUEL GONZALES	$15.00	Jury Service
RODRIGUEZ, OSNIEL VEGA	$120.00	2023CT818
ROGER DELANO HOLLOWAY	$15.00	Jury Service
ROMANIQUE FATIMA ALLENE HALL	$30.00	Jury Service
ROMINA FLORENCIA LANKFORD	$15.00	Jury Service
ROMINA FLORENCIA LANKFORD	$15.00	Jury Service
ROSSANNE VARNEDOE	$15.00	Jury Service
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RULE, GENE	$41.50	2012CF66
RUTH ANNA WEAVER	$45.00	Jury Service
RYAN CHRISTOPHER BREWER	$15.00	Jury Service
RYAN PERRY HYATT	$15.00	Jury Service
RYAN WILLIAM LANGWORTHY	$15.00	Jury Service
SABRA ANNE LIBERTORE	$15.00	Jury Service
SALVATORE GERARD SCRO	$15.00	Jury Service
SAM ASH MUSIC	$37.33	2014CF4416
SAM ASH MUSIC	$51.86	2014CF4416
SAMANTHA ASHLEY MARANO	$15.00	Jury Service
SAMANTHA HORTENCIA ALIX	$15.00	Jury Service
SANDRA CASTILLO	$15.00	Jury Service
SANTELLI, BRIANNA	$350.00	2018CF3050
SANTIAGO, JAVIER ANTONIO	$10.80	2023TR9209
SANTOS NUNEZ-HERNANDEZ	$15.00	Jury Service
SANTOS, MARIA	$14.30	2014CF3254
SANTOS, MARIA	$14.42	2014CF3254
SANTOS, MARIA	$15.86	2014CF3254
SANTOS, MARIA	$31.50	2014CF3254
SANTOS, MARIA	$31.52	2014CF3254
SARA ANN MCCRAW	$75.00	Jury Service
SARAH BELLES	$3,587.50	2017CF2071
SARAH ELIZABETH GASS	$15.00	Jury Service
SARAH N CASAS	$15.00	Jury Service
SARAH NINA COHEN	$15.00	Jury Service
SAVANNA NICHOLE KATTER	$15.00	Jury Service
SAVANNAH DESTINY RICHARDS	$15.00	Jury Service
SAVANNAH JAHMYRA PETERSEN	$15.00	Jury Service
SCOTT ARNOLD MOMENTHY	$15.00	Jury Service
SCOTT LEE VANDAM	$15.00	Jury Service
SEFARRA, GAIL	$500.00	2022MM3708
SELENA MARIE LAVIGNE	$30.00	Jury Service
SERGIO MANUEL PINA ORTIZ	$15.00	Jury Service
SETTER, DANIEL NICHOLAS	$500.00	2023MM998
SHANNON MAIREAD FUREY	$15.00	Jury Service
SHAWN GREGORY LEFLAR	$15.00	Jury Service
SHEFFIELD, SHEENA L	$10.80	2023TR13062
SHEILA MARIE MARCIA LEDINA	$15.00	Jury Service
SHELBY LAUREN WESTLAKE	$45.00	Jury Service
SHERRIE ANNE KREDER	$15.00	Jury Service
SHERRY LYNN BOGLARSKY	$15.00	Jury Service
SHERYL LYN FLANNERY	$15.00	Jury Service
SHIEBLER, RYLEY	$105.75	2023MM1080
SILGNENA, ANNE MARLY	$10.80	2023TR4748
SIMONS, JOHN DAVID	$10.80	2023TR24097
SIZEMORE, HEATHER	$450.00	2023CT156
SMITH, LORA	$21.50	2008CF986
SMITH, LORA	$21.50	2008CF986
SMITH, LORA	$21.50	2008cf986
SMITH, LORA	$21.50	2008CF986
SMITH, LORA	$21.50	2008CF986
SMITH, LORA	$21.50	2008CF986
SMITH, LORA	$21.50	2008CF986
SMITH, WENDY KELLER	$46.50	2013CF3148
SOMNANG JEFFREY TAUCH	$15.00	Jury Service
SOPHIA CLAIR HOLT	$15.00	Jury Service
SOTO COLON, TONDRA	$70.00	2022CT2880
SOTO, KEILA	$10.80	2023TR26797
SOUDABEH HIRMANPOUR	$15.00	Jury Service
SOUIAI, IBRAHIM	$16.75	2022CF3371
SPIWAK, JOHN DAVID	$35.00	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPIWAK, JOHN DAVID	$46.50	2013CF4520
SPOSATO, JAMES F	$198.75	2022MM918
STACY CENTENO	$15.00	Jury Service
STARBUCKS	$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	$16.50	2017CJ697
STATE AUTO INSURANCE COMPANIES	$16.50	2017CJ697CX
STEFANO, JUAN JOSE	$240.00	2023CT715
STEPHANIE MARIE SIMMONS	$15.00	Jury Service
STEPHEN MICHELE HARRIS	$15.00	Jury Service
STEPHEN ROY CARTANO	$15.00	Jury Service
STEVEN MATTHEW WHITE	$15.00	Jury Service
STOREY, JANE	$68.00	2021MM1768
STUART ALLEN STROME	$15.00	Jury Service
SUMMER RENEE SEDLACEK	$15.00	Jury Service
SWAN, KATRINA	$500.00	2016CF3800
SYLVESTER SIMS	$15.00	Jury Service
TAMARA LOUISE DEWEY	$15.00	Jury Service
TAYLOR NICOLE SAGE	$15.00	Jury Service
TESSIERI, JESSICA	$120.00	2021MO2540
THE MEMORY MAKER	$447.67	2003CF4044
THERESA ANN PRICE	$15.00	Jury Service
THERESA JO RIDDLE	$15.00	Jury Service
THOMAS JOSEPH MEEHAN	$15.00	Jury Service
THOMAS RICHARD TYSON	$15.00	Jury Service
TIFFANY MICHELLE-LYNN HUGHES	$15.00	Jury Service
TIFFANY SCOTT NICKS	$15.00	Jury Service
TIMOTHY CHRISTOPHER RENYER	$30.00	Jury Service
TIMOTHY EARL KNOPF	$15.00	Jury Service
TINA STOPKO	$15.00	Jury Service
TJ MAXX	$26.50	2022MM760
TJ MAXX	$26.50	2022MM760
TONYA CHRISTINE LEE	$15.00	Jury Service
TORRES, EDUARDA	$46.50	2011CF3137
TORRES, EDUARDA	$46.50	2011CF3137
TORRES, EDUARDA	$46.50	2011CF3137
TORRES, EDUARDA	$93.00	2011CF3137
TORRES, EDUARDA	$93.00	2011CF3137
TRACEY ANNETTE LOVELACE	$15.00	Jury Service
TRANE AIR	$46.50	2011CF2428
TRANE AIR	$46.50	2011CF2428
TRANE AIR	$46.50	2011CF2428
TRAVIS ROYCE BUCKLEY	$15.00	Jury Service
TREJO, BERTHA VEGA	$120.00	2023CT390
TRISTAN JAMES BAILEY	$15.00	Jury Service
TRISTAN SCOTT GAY	$15.00	Jury Service
TRUJILLO, JUAN MORALES	$334.00	2023MM2403
TUEGOLS, EDUARDO MONS	$120.00	2023CT3779
TYLER JAMES BARNHOLT	$15.00	Jury Service
TYSON PHELPS	$15.00	Jury Service
ULYSSES STERLING HARPER	$15.00	Jury Service
VALUE PAWN	$65.55	2016CF3185
VALUE PAWN	$340.87	2016CF3051
VALUE PAWN AND JEWELRY	$13.00	2010CF4251
VALUE PAWN AND JEWELRY	$56.50	2010CF4251
VANESSA ROVIRA	$70.00	2022MM3269
VELASQUEZ RODRIGUEZ, HECTOR RAFAEL	$10.80	2023TR22454
VERA, SERGIO	$500.00	2022MM3639
VICENTE PEREZ	$15.00	Jury Service
VICKERS, MERCEDES RAY	$31.50	2023TR3927
VICTOR MANUEL PERALES	$15.00	Jury Service
VICTORIA JEAN BELK	$15.00	Jury Service
VICTORIA LYNN NICHOLSON	$15.00	Jury Service
VICTORIA LYNN SMITH	$30.00	Jury Service
VIDALIA MONSIVAIS	$15.00	Jury Service
VILLARMIL, LORENZO G GARCIA	$500.00	2022MM3336
VINHAS, RAIANE BITTENCOURT	$27.00	2023TR9753
VIVIAN Y BAKER	$15.00	Jury Service
WAGNER, STEWARD	$1,000.00	2007CF1766
WALMART	$17.87	2020MM3528
WALMART	$21.50	2022MM2368
WALMART	$21.50	2022MM2368
WALMART	$21.50	2022MM2368
WALMART	$90.46	2022MM3287
WALMART	$200.00	2022CJ937
WALMART	$269.76	2022CJ937
WALZ, SUSAN VANESSA	$233.00	
WHITE, ANTONY DAVID	$36.00	2023TR20819
WILLARD LEE WHITACRE	$15.00	Jury Service
WILLIAM CALI	$15.00	Jury Service
WILLIAM GARRIDO ORTIZ	$15.00	Jury Service
WILLIAM ALLEN SCHWAB	$15.00	Jury Service
WILLIAM ODELL CHISHOLM	$15.00	Jury Service
WILLIFORD, JAMES	$120.00	2022CT833
WILLINGHAM, LEILA RENE	$18.00	2023TR6076
WINN DIXIE	$139.90	2021MM549
WORSHAM, DEREK IAN	$63.00	2023TR3744
WRIGHT, MADELYN	$46.50	2011CF67
XIOMARA MARIA CAPPIELLO	$15.00	Jury Service
YELLU, MAHENDER REDDY	$27.00	2023TR12474
YENY PATRICIA LIZARDO	$15.00	Jury Service
YODER, KATY LEE	$189.00	2023TR8155
ZACHARY KYLE HESSE	$15.00	Jury Service
ZACHARY TYLER WILLIAMS BIXLER	$15.00	Jury Service
ZOE ALLANAH REID	$45.00	Jury Service

July 18, 2025 25-01202M

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4222
Tax Deed #:2025TD000068

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: 2023-4222 Year of Issuance 2023 Description of Property LOT 1, HEATHER HILLS ESTATES, UNIT NO 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 191, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH 1983 SCHT DOUBLE-WIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS S185251A AND S185251B AND TITLE NUMBERS 22350222 AND 22350223, RESPECTIVELY PI#53479.1010/0 Parcel ID Number 5347910100 Property Address: 319 48TH AVENUE DR W BRADENTON, FL 34207 Names in which assessed: LINDA C ROBERTS 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01166M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5328
Tax Deed #:2025TD000079

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: 2023-5328 Year of Issuance 2023 Description of Property UNIT NO. 120, BLDG B, CLUB BAMBOO SOUTH, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 2075, PAGE 245, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 34, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74564.0050/9 Parcel ID Number 7456400509 Property Address: 2412 GULF DR N UNIT 120 BRADENTON BEACH, FL 34217 Names in which assessed: CHRISTINE C ECKL 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01184M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4484
Tax Deed #:2025TD000071

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: 2023-4484 Year of Issuance 2023 Description of Property UNIT NO.193, PALM LAKE ESTATES CONDO, S LAND CONDO, AS PER DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 1000 OAGE 2417 AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 11 PAGES 106 THROUGH 112 INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#57639.0199/7 Parcel ID Number 5763901997 Property Address: 808 53RD AVE E LOT 193 BRADENTON, FL 34203 Names in which assessed: MADELEINE CUERRIER 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01169M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3857
Tax Deed #:2025TD000066

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: 2023-3857 Year of Issuance 2023 Description of Property UNIT 509, BLDG O, BAYSHORE ON THE LAKE CONDO APTS, PHASE III, SEC 1, A CONDO ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1064, PAGES 1505 THROUGH 1531, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 15, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50576.2362/0 Parcel ID Number 5057623620 Property Address: 3260 LAKE BAYSHORE DR BRADENTON, FL 34205 Names in which assessed: ARTHUR C JABLONSKI, CHARLOTTE JABLONSKI 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01165M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5320
Tax Deed #:2025TD000078

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: 2023-5320 Year of Issuance 2023 Description of Property UNIT 8, JACK OF HARDTS, LAY-Z LIV-N CONDO, PHASE I, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 944, PAGES 1060 THROUGH 1126, INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 9, PAGES 102 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74442.0045/0 Parcel ID Number 7444200450 Property Address: 2312 AVENUE C APT 8 BRADENTON BEACH, FL 34217 Names in which assessed: BETSY L SILLARS, MARC A SILLARS 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01183M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4487
Tax Deed #:2025TD000050

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: 2023-4487 Year of Issuance 2023 Description of Property UNIT NO. 229, OF PALM LAKE ESTATES CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1000, PAGE 2417, AND AKK EXHIBITS AND AMENDMENDS THEREOF, AND RECORDED IN CONDO PLAT BOOK 11, PAGES 106 THROUGH 112, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE MOBILE HOME ATTACHED THEREON. PI#57639.0235/9 Parcel ID Number 5763902359 Property Address: 808 53RD AVE E BRADENTON, FL 34203 Names in which assessed: DENNIS DOWD, DONALD DOWD, MARILYN DOWD, PAUL DOWD, PHILIP DOWD, PHILIP RICHARD DOWD 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01180M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4893
Tax Deed #:2025TD000077

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: 2023-4893 Year of Issuance 2023 Description of Property LOT 18, BLK 9, ALSO IN SEC 23 35 17, TRAILER ESTATES SUB, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#63558.0000/1 Parcel ID Number 6355800001 Property Address: 6520 KANSAS ST BRADENTON, FL 34207 Names in which assessed: CHARLES G ROSS 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01181M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4298
Tax Deed #:2025TD000069

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: 2023-4298 Year of Issuance 2023 Description of Property LOT 175, PIC TOWN SUB, SEC 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 62, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH 1956 PRAI MOBILE HOME, TITLE NO. 63848678, ID NO. D88478 PI#54595.0000/4 Parcel ID Number 5459500004 Property Address: 1015 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: JOANNA S SOARES, LUCIANE F SOARES 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01167M

Newsprint is inherently superior to the internet for public notice

because reading a newspaper is a serendipitous process.

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

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

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

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

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

Moreover, the real **digital divide for public notice is growing** due to the massive migration to smartphones and other small-screen digital devices

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3540
Tax Deed #:2025TD000063

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: 2023-3540 Year of Issuance 2023 Description of Property LOT 1 & N 1 FT OF LOT 2, REGENT PARK SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 6, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#45703.0000/6 Parcel ID Number 4570300006 Property Address: 1302 14TH ST E BRADENTON, FL 34208 Names in which assessed: BAYSHORE PROPERTY ONE 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01177M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4510
Tax Deed #:2025TD000073

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: 2023-4510 Year of Issuance 2023 Description of Property COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB: TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4 Parcel ID Number 5797710984 Property Address: 5822 4TH ST E BRADENTON, FL 34203 Names in which assessed: MARIE DUBREUS, MIGUEL A VALDEZ 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01171M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-120
Tax Deed #:2025TD000081

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: 2023-120 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 4; TH RUN S 89 DEG 37 MIN 40 SEC E ALG THE S LINE OF SD SEC 4 A DIST OF 1517.13 FT; TH N 00 DEG 19 MIN 17 SEC E 2183.30 FT TO THE POB; TH N 00 DEG 19 MIN 17 SEC E A DIST OF 406 FT; TH S 89 DEG 43 MIN 34 SEC E A DIST OF 1083.53 FT TO THE WLY MAINTAINED R/W OF SUGAR BOWL RD; TH S 00 DEG 19 MIN 00 SEC W ALG SD R/W A DIST OF 406 FT; TH N 89 DEG 43 MIN 34 SEC W A DIST OF 1083.57 FT TO THE POB (1488/6239) LYING AND BEING IN SEC 4 TOWNSHIP 37 S, RANGE 22 E, MANATEE COUNTY, FLORIDA LESS MIN RTS AS DESC IN OR 1436/1239 & DB 407/345. TOGETHER WITH AND INCLUDING ANY AND ALL MINERAL INTERESTS OR RIGHTS OF GRANTOR IN AND TO THE ABOVE - DESCRIBED REAL PROPERTY AS WERE SEPARATELY CONVEYED TO GRANTOR'S PREDECESSOR IN TITLE BY DEED RECORDED AT OFFICIAL RECORDS BOOK 1436, PAGES 1259 ET SEQ., AS CORRECTED AND RECORDED AT OFFICIAL RECORDS BOOK 1447, PAGES 682 ET SEQ., BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS THEN THEREAFTER CONVEYED BY SAID PREDECESSOR TO GRANTOR. PI#1090.0150/3 Parcel ID Number 109001503 Property Address: 13910 SUGAR BOWL RD MYAKKA CITY, FL 34251 Names in which assessed: CORA LAND MANAGEMENT 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01186M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3412
Tax Deed #:2025TD000061

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: 2023-3412 Year of Issuance 2023 Description of Property THE S 61.2 FT OF LOT 6 AND THE N 58 FT OF LOTS 7, 8 AND 9, LESS THE E 41.1 FT OF LOT 9, OF BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO: THE E 41.1 FT OF THE N 58 FT OF LOT 9, BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#43312.0000/8 Parcel ID Number 4331200008 Property Address: 1113 7TH ST W BRADENTON, FL 34205 Names in which assessed: 1113 7TH ST W 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01176M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1339
Tax Deed #:2025TD000083

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 02 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: 2023-1339 Year of Issuance 2023 Description of Property LOT 310, RIVERDALE REVISED, A SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98, AND DESC IN VAC OF CANAL (R-94-33V), REC IN OR 1428 P 86-89, BEING MORE DESC AS FOL: BEG AT THE SW COR OF SD LOT 310; TH S 27 DEG 30 MIN 33 SEC E, ALG THE SLY EXT OF THE W LN OF SD LOT 310, A DIST OF 6 FT; TH N 62 DEG 30 MIN 00 SEC E, A DIST OF 75 FT; TH N 27 DEG 30 MIN 00 SEC W, A DIST OF 6 FT TO THE SE COR OF SD LOT 310; TH S 62 DEG 30 MIN 00 SEC W, ALG THE S LN OF SD LOT 310, A DIST OF 75 FT TO THE POB (2300/6603) ALL BEING AND LYING IN SEC 28, TOWNSHIP 34, S RANGE 18 E, MANATEE COUNTY, FLORIDA PI#10721.0089/2 Parcel ID Number 1072100892 Property Address: 4716 SPINNAKER DR BRADENTON, FL 34208 Names in which assessed: DAVID ANTHONY FRASCELLA SPECIAL NEEDS TRUST U/A/D 2/25/2011, PATRICIA L. GAUTHIER, AS TRUSTREE OF THE DAVID ANTHONY FRASCELLA SPECIAL NEEDS TRUST U/A/D 2/25/2011, ROBERT DIETRICH FRASCELLA 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01188M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2851
Tax Deed #:2025TD000060

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: 2023-2851 Year of Issuance 2023 Description of Property UNIT 81 JET MOBILE HOME PARK SEC ONE, RESIDENTIAL COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN O.R. BOOK 1282, PAGE 1596, AND ALL EXHIBITS AND AMENDMENTS THEREOF, PUBLIC RECORDS OF MANATEE COUNTY, FLOIRDA. TOGETHER WITH 1957 PACE SINGLE-WIDE MOBILE HOME, IDENTIFICATION NUMBER KEF38JS472 AND TITLE NUMBER 8732700 PI#27996.0310/1 Parcel ID Number 2799603101 Property Address: 100 MICHIGAN ST PALMETTO, FL 34221 Names in which assessed: JOHN VINCENTINI 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01175M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4724
Tax Deed #:2025TD000076

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: 2023-4724 Year of Issuance 2023 Description of Property APT J-23,BUILDING J, THE FOURTH BAYSHORE CONDOMINIUM, SEC 26 ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 608, PAGES 512 INCLUSIVE AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 4, PAGE 8, INCLUSIVE AND NOW KNOW AS THE FOURTH BAYSHORE CONDO, AS PER AMENDED DEC OF CONDO RECORDED IN O.R. BOOK 1102, PAGE 601 AND 602, AND CONDO PLAT BOOK 17, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#61367.0439/9 Parcel ID Number 6136704399 Property Address: 5906 CANAL DR BRADENTON, FL 34207 Names in which assessed: THELMA HENNIGAR 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01182M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3468
Tax Deed #:2025TD000062

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: 2023-3468 Year of Issuance 2023 Description of Property UNIT 1707 21 AW, BRADENTON TROPICAL PALMS, A RESIDENTIAL COOP, AS DESCRIBED IN EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED AT OFFICIAL RECORDS BOOK 1539, PAGE 729, WITH SCRIVENER'S AFFIDAVIT RECORDED AT OFFICIAL RECORDS BOOK 1583, PAGE 7827, AND AS AMENDED AND RESTATED AS INSTRUMENT NO. 202041073859 WITH CERTIFICATE OF RECORDING EXHIBIT "C" THERETO RECORDED AS INSTRUMENT NO. 202141124429, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WTIH AND INCLUDING THE 1973 RITZ-CRAFT MOBILE HOME LOCATED THEREON, IDENTIFICATION NOS. 130870084211A AND 130870084211B, TITLE NOS. 5731162 AND 5731161. PI#44564.0125/8 Parcel ID Number 4456401258 Property Address: 1707 21ST AVE W BRADENTON, FL 34205 Names in which assessed: ADOBE TUCCI 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01179M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3868
Tax Deed #:2025TD000067

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: 2023-3868 Year of Issuance 2023 Description of Property LOT 39 OF GREGORY ESTATES, SECOND ADD, AS PER MAP THEREOF ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS LOT 39 OF GREGORY ESTATES SECOND ADD, LYING AND BEING IN TEH E 330 FT OF THE NE, 1/4 OF THE SE 1/4 OF SECTION 3, TNSHIP 35 S, RANGE 17 E, AS PER MAP ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50732.0000/7 Parcel ID Number 5073200007 Property Address: 3526 19TH ST W BRADENTON, FL 34205 Names in which assessed: DIANNE B HIRST 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01164M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1015
Tax Deed #:2025TD000080

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 02 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: 2023-1015 Year of Issuance 2023 Description of Property UNIT NO. 37, SHADOW BROOK MOBILE HOME SUB, A CONDO, AMENDED, ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 808, PAGE 546, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 7, PAGE 1, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH 1978 GLEK MOBILE HOME, ID NO. FLFL2A734790579 AND ID NO. FLFL2B734790579. PI#6732.0190/1 Parcel ID Number 673201901 Property Address: 6710 36TH AVE E LOT 37 PALMETTO, FL 34221 Names in which assessed: ERNEST SENF, JANICE PRENGER-SENF 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01185M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4501
Tax Deed #:2025TD000072

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: 2023-4501 Year of Issuance 2023 Description of Property THE S1/2 OF THE FOL DESC PROP: BEG 325.21 FT E OF THE NW COR OF THE SW1/4 OF SE1/4 OF NW1/4 OF SEC 13; GO TH S 0 DEG 03 MIN E 231.5 FT FOR A POB; TH ELY PARALLEL TO THE N LN OF SD SW1/4 OF SE1/4 OF NW1/4 A DIST OF 90 FT TO THE WLY EDGE OF AN EX RD; GO TH SLY ALG THE WLY EDGE OF SD RD A DIST OF 205 FT; GO TH WLY 90 FT; TH NLY 205 FT TO THE POB ALSO AN EASMT FOR INGRESS & EGRESS & BEING FURTHER DESC IN OR 1038 P 2563 PRMCF PI#57915.0005/0 Parcel ID Number 5791500050 Property Address: 5624 6TH STREET CT E BRADENTON, FL 34203 Names in which assessed: EL BRONCO WESTERN WEAR INK 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01170M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4722
Tax Deed #:2025TD000075

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: 2023-4722 Year of Issuance 2023 Description of Property UNIT E-25, THE FOURTH BAYSHORE CONDO, (F/K/A THE FOURTH BAYSHORE CONDO, SEC 23), A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 570, PAGE 640, AND ALL SUBSEQUENT AMENDMENTS THERETO, AND AS PER PLAT THEREOF, RECORDED IN CONDOBOOK 3, PAGES 24 AND 25, AND AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#61367.0333/4 Parcel ID Number 6136703334 Property Address: 2221 SUNSET DR E25 BRADENTON, FL 34207 Names in which assessed: JAMES BROWN, JAMES P BROWN 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01173M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1286
Tax Deed #:2025TD000082

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 01 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: 2023-1286 Year of Issuance 2023 Description of Property COM AT NW COR OF SEC 16; RUN E 150 FT; TH RUN S 25 FT FOR POB; TH RUN S 0 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 DEG 03 MIN 12 SEC E FOR 222.43 FT; TH RUN N 0 DEG 08 MIN E FOR 398.38 FT; TH RUN W ALG S R/W OF MEMPHIS RD FOR 216 FT TO THE POB, CONTAINS 1.84 AC M/L OF WHICH 1.5 AC IS ABOVE ORDINARY HIGH WATER AS DESC IN OR 1011 P 1617 PRMCF (BEING A PART OF LOT 2, ALL OF LOTS 3 & 4 & PART OF LOT 5 ROCKY BLUFF ESTATES UNIT NO 1 PLUS M & B DESC); LESS 432 SQ FT TO MAN CO FOR RD R/W DESC AS: THE N 2.00 FT OF THE FOLLOWING DESC PARCEL: COM AT THE NW COR OF SEC 16, TH RUN E 150.00 FT; TH RUN S 25.00 FT FOR A POB; TH RUN S 00 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 D EG 03 MIN 12 SEC E, FOR 222.43 FT; TH RUN N 00 DEG 08 MIN E, FOR 398.38 FT; TH RUN W ALG THE S R/W OF MEMPHIS RD FOR 216.00 FT TO THE POB; TOGETHER WITH LOT 1 ROCKY BLUFF ESTATES UNIT NO 1; ALSO TOGETHER WITH LOT 2, LESS THE FOLLOWING: COM AT THE NW COR OF SEC 16, TH RUN E 150.0 FT; TH RUN S 25.0 FT FOR A POB; TH RUN S 0 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 DEG 03 MIN 12 SEC E FOR 222.43 FT; TH RUN N 0 DEG 08 MIN E FOR 398.38 FT; TH RUN W ALG THE S R/W OF MEMPHIS RD FOR 216.0 FT TO THE POB (APPROX 6.2 FT) ROCKY BLUFF ESTATES UNIT 1, LYING AND BEING IN SEC 16, TOWNSHIP 34 S, TANGE 18 E, MANATEE COUNTY, FLORIDA PIN #866300007, PARCEL 2: THE S 25 FT OF THE FOLLOWING DESCRIBED PROPERTY: A PORT OF SEC 16, TOWNSHIP 34 S, RANGE 18 E, MANATEE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COM AT THE NW COR OF SECT 16, TOWNSHIP 34 S, RANGE 18 E; THENCE RUN E 366.00 FT; THENCE RUN S 25.00 FT;THEN RUN E 398.00 FT TO THE BEG OF A CURVE CONCAVE TO THE SW AND HAVING A RADIUS OF 150.. FT; THENCE S EASTERLY 235.60 FT ALONG THE ARC OFA CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MIN SEC TO THE END OF SAID CURVE; THENCE S 0 DEGREES 10 MIN 26 SEC W 177.36 FT TO THE BEG OF A CURVE, CONCAVE TO THE W, AND HAVING A RADIUS OF 150 FT; THENCE S EASTERLY 235.62 FT ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MIN 26 SEC W 177.36 FT TO THE BEG OF A CURVE, CONCAVE TO THE W, AND HAVE A RADIUS OF 150.00 FT; THENCE S WESTERLY ALONG THE ARC OF SAID CURVE 78.75 FT; THROUGH A CENTRAL ANGLE OF 30 DEGREES 04 MIN 53 SEC TO THE END OF SAID CURVE; THENCE S 30 DEGREES 15 MIN 19 SEC W 116.45 FT FOR A POB; THENCE CONTINUE S 30 DEGREES 15 MIN 19 SEC W 40.00 FT; THENCE RUN N 29 DEGREES 03 MIN 56 SEC W 36.78 FT; THENCE RUN N 86 DEGREES 23 MIN 09 SEC EAST 38.08 FT TO THE POB PIN 3866500002, PARCEL 3: THAT PORT OF THE FOLLOWING DESCRIBED LAND LYING BETWEEN THE N LINE OF TAMPA GAP DRAIN AND THE SOUTHERLY RIGHT OF WAY OF U.S. HIGHWAY 19 AND STATE RD PROPERTY LYING IN U,S, LOT 1, SEC 35, TOWNSHIP 33 S, RANGE 17 E, BEGINNING AT THE SE CORNER OF NE ¬º OF SAID SEC 35; THENCE S A DISTNACE OF 610 FT, TO A POINT WHICH IS 50 FT S OF THE S LINE OF TAMPA GAP DRAIN FOR A POB; THENCE GO N ON SAID E LINE OF SEC 35 TO ITS INTERSECTION WITH TERRA CEIA BAY; THENCE GO SOUTHERLY ALONG AND MEANDERING THE SHORE OF SAID TERRA CEIA BAY TO A POINT W OF THE POB; THENCE GO E TO THE POB PIN #2232200002, PARCEL 4: LOT 1, ROCKY BLUFF ESTATES, UNIT NO 1. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PIN #86610001, PARCEL 5: LOT 2, ROCKY BLUFF ESTATES, UNIT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE FOLLOWING: COM AT NW COR OF SEC 16, TOWNSHIP 34 S, RANGE 18 E, THENCE RUN E 150.00 F; THENCE RUN S 25.00 FT FOR POB; THENCE RUN S 00 DEGREES 08 MIN W FOR 344.77 FT; THENCE RUN S 76 DEGRESS 03 MIN 12 SEC E FOR 222.43 FT; THENCE RUN N 00 DEGRESS 08 MIN E FOR 398.38 FT; THENCE RUN W ALONG S RIGHT OF WAY MEMPHIS RD FOR 216 FT TO THE POB PIN #86600009 PI#8663.0010/9 Parcel ID Number 866300109 Property Address: 4815 17TH ST E ELLENTON, FL 34222 Names in which assessed: CRAB TRAP PROPERTIES 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025

25-01187M

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
LV10249

--- ESTATE / TAX DEEDS ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001445 AX
IN RE: ESTATE OF
GREGORY BRIAN CHORNY,
Deceased

The administration of the estate of GREGORY BRIAN CHORNY, deceased, whose date of death was March 16, 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.

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 18, 2025.

Personal Representative:
Kathryn Elizabeth Chorny
16206 Clearlake Ave
Lakewood Ranch, FL 34202
Attorney for Personal Representative:
RICHARD D. SABA
Florida Bar No. 0175810
Richard D. Saba, P.A.
2033 Main Street, Suite 400
Sarasota, FL 34237
PH: (941) 952-0990
/ e/mail:rsaba@rsabalaw.com
July 18, 25, 2025 25-01243M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2024 CP 002772
JUDGE DIANA MORELAND
IN RE: ESTATE OF
FRANK BRIANDI
Deceased

The administration of the Estate of Frank Briandi, deceased, whose date of death was November 3, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy ofthis notice is required to be served must file their claims with this court ON OR BEFORE 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 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 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 18, 2025.

Personal Representative:
SHARON A. BRIANDI (PR)
11914 Goldenrod Ave
Bradenton, Florida 34212
Attorney for Personal Representative:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
July 18, 25, 2025 25-01194M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025-CP-1642
IN RE: THE ESTATE OF
ALAN EDWARD LUCK, a/k/a

The administration of the estate of ALAN EDWARD LUCK, a/k/a ALAN LUCK, deceased, File Number 2025-CP-1642, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice was July 18, 2025.

Signed on July 15, 2025.

s/ Evelyn Luck Potter
Evelyn Luck Potter
Personal Representative
s/Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
July 18, 25, 2025 25-01233M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
Case No. 2025 CP 1538
Judge Diana Moreland
IN RE: ESTATE OF
MARY ELLEN MCMILLEN
Deceased

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Mary Ellen McMillen, deceased, Case No. 2025 CP 1538 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was September 6, 2024, that the total value of the estate is approximately $174,000.00, including exempt homestead property, and that the name of those to whom it has been assigned by such order is:

Sarah Sarson
Lisa Murrell
Christine White

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is July 18, 2025.

Person Giving Notice:
SARAH SARSON
9506 30th Court East
Parrish, Florida 34219
Attorney for Person Giving Notice:
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
July 18, 25, 2025 25-01193M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1482
Division Probate
IN RE: ESTATE OF
MICHELLE A. CHRISTINZIO
Deceased.

The administration of the estate of MICHELLE A. CHRISTINZIO, deceased, whose date of death was March 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.

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
PETER A. CHRISTINZIO, JR.
7131 Lago Street
Sarasota, FL 34241
Attorney for Personal Representative:
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 18, 25, 2025 25-01223M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 001332
Division Probate
IN RE: ESTATE OF
SARA HOLMES
Deceased.

The administration of the estate of Sara Holmes, deceased, whose date of death was November 3, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representatives
Joshua Holmes
11 Eastwood Drive
Bozeman, MT 59718
Email: mjgrooves@yahoo.com
Attorney for Personal Representative:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrsen Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
July 18, 25, 2025 25-01225M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP001415AX
IN RE: ESTATE OF
SHARON SUE RICKERD
(**a.k.a SHARON S. RICKERD**)
Deceased.

The administration of the estate of Sharon Sue Rickerd (a.k.a Sharon S. Rickerd), deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The name and address of the personal representative and the personal representative's attorney is set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 18, 2025.

Personal Representative:
Stephanie C. Davis
126 Flowers Road
Crofton, KY 42217
Attorney for Personal Representative:
Bradford B. Gornto, Esq.
E-Mail Address:
brad@gorntolaw.com
Florida Bar No. 0167924
Gornto Law, PLLC
310 Wilmette Avenue, Suite 5
Ormond Beach, Florida 32174
Telephone: (386) 257-2554
July 18, 25, 2025 25-01240M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1577
Division Probate
IN RE: ESTATE OF
JOHN S. DOBRON
Deceased.

The administration of the estate of JOHN S. DOBRON, deceased, whose date of death was April 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
DAVID S. DOBRON
314 Island Lane
Egg Harbor Township, NJ 08234
Attorney for Personal Representative:
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 18, 25, 2025 25-01224M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025-CP-1644
IN RE: THE ESTATE OF
HELEN FRANCES EASON,

The administration of the estate of HELEN FRANCES EASON, deceased, File Number 2025-CP-1644, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 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, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is July 18, 2025.

Signed on July 15, 2025.

s/ Steven G. Eason
Steven G. Eason
co-Personal Representative

s/ Susan P. Harrigan
Susan P. Harrigan
co-Personal Representative
s/ Donna D. Eason
Donna D. Eason
co-Personal Representative
s/Damian M. Ozark
Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
July 18, 25, 2025 25-01234M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001600
Twelfth Judicial Circuit
IN RE: ESTATE OF
NORMA J. CROOKS, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Norma J. Crooks, deceased, Case No.: 2025-CP-001600 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was January 9, 2025, and whose social security number is xxx-xx-8084; that the total value of the estate is $2,500.00, and that the name and address of those to whom it has been assigned by such order is:

Leah A. Crooks, as Trustee
of the John A. Crooks and
Norma J. Crooks Trust u/a
Dtd. February 14, 1998
2631 59th Street
Sarasota, FL 34243

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and persons having claims or demands against decedent's estate other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 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 18, 2025.

Petitioner:
Leah A. Crooks
2631 59th Street
Sarasota, FL 34243
John M. Compton (FL Bar #128058)
Attorney for Petitioner
Primary Email:
jcompton@nhlslaw.com
Secondary Email:
tpayne@nhlslaw.com
Norton, Hammersley,
Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
July 18, 25, 2025 25-01222M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4301
Tax Deed #:2025TD000070

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: 2023-4301 Year of Issuance 2023 Description of Property LOT 229, PIC TOWN SUB SEC 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 62 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#54649.0000/9 Parcel ID Number 5464900009 Property Address: 1009 51ST AVENUE TER W BRADENTON, FL 34207 Names in which assessed: DONNA L ELWELL 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01168M

FIRST INSERTION

NOTICE OF APPLICATION
FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3631
Tax Deed #:2025TD000064

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: 2023-3631 Year of Issuance 2023 Description of Property LOT 2 BLK B BEVERLY HEIGHTS SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#47395.0010/9 Parcel ID Number 4739500109 Property Address: 406 26TH AVE E BRADENTON, FL 34208 Names in which assessed: JEAR CONSTRUCTION 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025 25-01178M

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
LV10249

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
(**summary administration**)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-1506
IN RE: ESTATE OF NORA LELA SPRENGART also known as NORA L. SPRENGART, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of NORA LELA SPRENGART, also known as NORA L. SPRENGART, deceased, File Number 2025-CP-1506; by 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; that the decedent's date of death was May 15, 2025; that the total value of the estate is $41,441.56 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address

JOHN F. SPRENGART 3416 92nd Avenue East Parrish, FL 34219

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

The date of first publication of this Notice is July 18, 2025.

JOHN F. SPRENGART
Person Giving Notice
3416 92nd Avenue East
Parrish, FL 34219
M. Brandon Robinson, Esq.
Attorney for Person Giving Notice
Email:
Brandon@WeFightYoutBattle.com
Florida Bar No. 0119364
BATTLE LAW, PLLC
601 Cleveland Street, Suite 530
Clearwater, FL 33755
Telephone: (727) 330-3985
July 18, 25, 2025 25-01209M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-1564
IN RE: ESTATE OF DORIS E. OEZER a/k/a DORIS EILEENE OEZER Deceased.

The administration of the estate of Doris E. Oezer, deceased, whose date of death was December 10, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is July 18, 2025.

Personal Representative:
Preston E. Slemp
2719 Cedaridge Circle
Clermont, Florida 34711
Attorney for Personal Representative:
SKIPPER & SKIPPER, P.A.
Attorneys for Personal Representative
Stephen B. Skipper, Esquire;
FBN: 1020025
Sallie D. Skipper, Esquire;
FBN: 970379
5653 Main Street
New Port Richey, FL 34652
Telephone: (727) 847-0913
Fax: (727) 847-0914
skipper@skiplaw.org;
lawyer@skiplaw.org
July 18, 25, 2025 25-01210M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001293
IN RE: ESTATE OF NORMAN EDWARD PELLETIER a/k/a NORMAN PELLETIER, Deceased.

The administration of the estate of NORMAN EDWARD PELLETIER a/k/a NORMAN PELLETIER, deceased, whose date of death was APRIL 7, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 18, 2025.

/S/ MAA
MARY ANNE ANDRADE
Personal Representative
2905 Baylor Place
Bradenton, FL 34207
/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 18, 25, 2025 25-01218M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 1199
IN RE: ESTATE OF SALLY LEE NILSSON Deceased.

The administration of the estate of SALLY LEE NILSSON, deceased, whose date of death was January 17, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Post Office 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 18, 2025.

Personal Representative:
LENNI LEE NILSSON
3010 58th Terrace East
Bradenton, Florida 34203
Attorney for Personal Representative:
JOHN FERRARI, JR.
Attorney
Florida Bar Number: 111132
Ferrari, Butler & Moneymaker, PLLC
2520 Tamiami Trail North, Suite 11
Nokomis, Florida 34275
Telephone: (941) 960-1676
Fax: (941) 296-8656
E-Mail: johnf@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
July 18, 25, 2025 25-01232M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-0922
Division PROBATE
IN RE: ESTATE OF JOAN MARIE MARLOW, A/K/A JOAN M. MARLOW Deceased.

The administration of the estate of JOAN MARIE MARLOW, a/k/a JOAN M. MARLOW, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 18, 2025.

Personal Representative:
AUTUMN ROSE TOOTHMAN
1709 Mountaineer Road
Moatsville, West Virginia 26405
Attorney for Personal Representative:
Rebecca J. Proctor, Esq. Attorney
Florida Bar Number: 0629774
3639 Cortez Road W, Suite 104
Bradenton, FL 34210
Telephone: (941) 251-6969
(Mobile) 705-2718
E-Mail: rproctor@rebeccaproctor.com
Secondary E-Mail:
assistant@rebeccaproctor.com
July 18, 25, 2025 25-01244M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
CASE NO. 412025CP001272CPAXMA
IN RE: THE ESTATE OF JEAN CLAUDE JOSAPHAT, Deceased.

The administration of the Estate of Jean Claude Josaphat, deceased, whose date of death was July 16, 2024, File Number 412025CP001272CPAXMA, is pending in the Circuit Court for Manatee County, Florida, Probate Division; the address of which is Clerk of the Circuit Court, Manatee County, Probate Division, 1115 Manatee Ave W, Bradenton, FL 34205. 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 the decedent's estate, including unmatured, contingent or unliquidated claims, 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 DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE TIME 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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILEDWITHIN 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.

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 sections 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

The date of first publication of this notice is July 18, 2025.

Personal Representative:
JESSY JOSAPHAT
Personal Representative
1402 13th Street West, Apt #1414
Bradenton, FL 34205
Attorney for Personal Representative
Veronica Kazanowski, Esq.
Attorney for Personal Representative
Florida Bar Number: 1044673
Victory Law 780 94th Ave. N., Suite 104
St. Petersburg, FL 33702
Office: 727-490-8712
Fax: 727-565-0684
Email: vk@victory-lawyers.com
Secondary Email:
slgarroway@gmail.com
July 18, 25, 2025 25-01241M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-1511
IN RE: ESTATE OF VERNON CHEWNING, Deceased.

The administration of the estate of VERNON CHEWNING, deceased, whose date of death was April 5, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: July 18, 2025.

Jeri Ellen Chewning
Personal Representative
4485 Perro Lane
Reno, NV 89502
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 18, 25, 2025 25-01219M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 001553
Division: Probate
IN RE: ESTATE OF MICHAEL WILLIAM SUMMERS Deceased.

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

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. 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 18, 2025.

Personal Representative:
/s/ Alice Josephine Summers
Alice Josephine Summers
6228 Country Club Way
Sarasota, Florida 34243
Attorney for Personal Representative:
/s/ William Galarza
William Galarza, Esq., Attorney
Florida Bar Number: 0760501
6151 Lake Osprey Drive, Suite 300
Sarasota, FL 34240
Telephone: (941) 487 8602
Fax: (941) 296 8017
E-Mail: wgalarza@galarzalaw.com
Secondary E-Mail:
galarzawilliam@gmail.com
July 18, 25, 2025 25-01236M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001599-AX
IN RE: ESTATE OF WILMER MORRIS CARR, Deceased.

The administration of the Estate of WILMER MORRIS CARR, Deceased, whose date of death was June 17, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent 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 PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The Personal Representative or curator has no duty to discover whether any property held at the time ofthe Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: July 18, 2025.

DENNIS J. CARR
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
Justin W. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1039816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: jwnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com
July 18, 25, 2025 25-01242M

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
LV10266
Business Observer

--- ACTIONS / SALES / TAX DEEDS ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA000350CAAXMA
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION,
Plaintiff, vs.
GEORGIA MONTGOMERY A/K/A GEORGIA M. MONTGOMERY, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 30, 2025 in Civil Case No. 412025CA000350CAAXMA of the Circuit Court of the TWELFTH JUDICIAL CIRCUIT in and for Manatee County, Bradenton, Florida, wherein JPMORGAN CHASE BANK, NATIONAL ASSOCIATION is Plaintiff and Georgia Montgomery a/k/a Georgia M. Montgomery, et al., are Defendants, the Clerk of Court, ANGELINA "ANGEL" COLONNESO, ESQ., will sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 14th day of August, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 3, CORDOVA LAKES SUBDIVISION, PHASE VII, according to the plat thereof recorded in Plat Book 28, Pages 47, 48 and 49, 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.

By: /s/Robyn Katz
Robyn Katz, Esq.
McCalla Raymer Leibert Pierce, LLC
Attorney for Plaintiff
225 East Robinson Street, Suite 155
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: MRService@mccalla.com
Fla. Bar No.: 146803
25-11237FL
July 18, 25, 2025 25-01235M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN & FOR MANATEE COUNTY, FLORIDA
Clerk Case Number: 2023 CC 006410
Division: 1
CAROLINA LANDINGS AT UNIVERSITY PLACE CONDOMINIUM ASSOCIATION, INC.,
Plaintiff(s), vs.
ANASTASIA DYKINS, ET. AL.,
Defendant(s).

Notice is hereby given that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause, in the Circuit Court of Manatee County, Florida, ANGELINA COLONNESO, the Clerk of the Circuit Court, will sell the property situated in Sarasota County, Florida, described as:

Unit 7696 of Carolina Landings at University Place Condominium C, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1956, at page 7581, of the Public Records of Manatee County, Florida.
Parcel ID No: 2054746109
Property Address: 7696 Plantation Circle, Bradenton, Florida 34201-2063

at public sale, to the highest and best bidder, for cash, online at www.manatee.realforeclose.com, at 11:00 a.m. EST on August 7, 2025.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FUNDS FROM THIS SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE IN ACCORDANCE WITH SECTION 45.031(1)(a), FLORIDA STATUTES.

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 7th day of July 2025.
Respectfully submitted,
PERSSON, COHEN, MOONEY, FERNANDEZ & JACKSON, P.A.
/s/ Daniel P. Lewis
Daniel P. Lewis, Esq.
Florida Bar No. 086085
6853 Energy Court
Lakewood Ranch FL 34240
Email: dlewis@flgovlaw.com
Tel. (941) 306-4730
Counsel for Plaintiff
July 18, 25, 2025 25-01214M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2024-CC-000707
KINGSFIELD LAKES HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JOHN RUSSELL PLANT; UNKNOWN SPOUSE OF JOHN RUSSELL PLANT; AND UNKNOWN TENANT(S),
Defendants.

NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:

Lot 65, KINGSFIELD LAKES, PHASE 2, according to the Plat thereof as recorded in Plat Book 41, Pages 54 through 59, inclusive, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.
Property Address: 11611 Summit Rock Court, Parrish, FL 34219

at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on August 26, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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.

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email:
Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
July 18, 25, 2025 25-01195M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2023-CA-005502
PENNYMAC LOAN SERVICES, LLC,
Plaintiff, v.
CHRISTOPHER WILLIAM LEE SCOTT A/K/A CHRISTOPHER WILLIAM SCOTT, et al.,
Defendants.

NOTICE is hereby given that Angelina "Angel" Colonneso, Clerk of the Circuit Court of Manatee County, Florida, will on August 20, 2025, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose.com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida.
Property Address: 5143 Creekside Trail, Sarasota, FL 34243

pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 7th day of July, 2025.
TIFFANY & BOSCO, P.A.
/s/ Kathryn I. Kasper, Esq.
Anthony R. Smith, Esq.
FL Bar #157147
Kathryn I. Kasper, Esq.
FL Bar #621188
Attorneys for Plaintiff
OF COUNSEL:
Tiffany & Bosco, P.A.
1201 S. Orlando Ave, Suite 430
Winter Park, FL 32789
Telephone: (205) 930-5200
Facsimile: (407) 712-9201
July 18, 25, 2025 25-01215M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4636
Tax Deed #:2025TD000074

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: 2023-4636 Year of Issuance 2023 Description of Property LOT 113, SUNNY LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 73, 74 AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA - TOGETHER WILL ALL IMPROVEMENTS THEREON PI#60076.0000/7 Parcel ID Number 6007600007 Property Address: 6012 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY M GENDREAU 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025
25-01172M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1957
Tax Deed #:2025TD000012

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: 2023-1957 Year of Issuance 2023 Description of Property LOT 8, BLK A, GATEWAY EAST, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 42 AND 43 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#17597.1040/1 Parcel ID Number 1759710401 Property Address: 4124 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: BEVERLY F KEFFER, DENNIS J KEFFER, DEREK KEFFER, PAUL KEFFER 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 08/18/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 18, 25; Aug. 1, 8, 2025
25-01174M

FIRST INSERTION

NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY
IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE: 2025-CC-441
WINDING CREEK HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation,
Plaintiff, vs.
JOHN C. MCCANN; KIMBERLY WOODS-MCCANN; AND UNKNOWN TENANT(S),
Defendant.

TO: JOHN C. MCCANN and KIMBERLY WOODS-MCCANN;

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

SEE EXHIBIT 'A'
EXHIBIT A
A PARCEL OF LAND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
COMMENCE AT THE NORTHWEST CORNER OF SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA; THENCE S89°13'18"E, ALONG THE NORTH LINE OF SAID SECTION 33, A DISTANCE OF 52.00 FEET; THENCE S31°12'24°W, 704.01 FEET TO A POINT ON THE NORTHERLY PLATTED RIGHT-OF-WAY LINE OF 11TH AVENUE EAST, A 100 FOOT WIDE PRIVATE ROAD, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT AS PER THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A, PRIVATE ROADS IN A RURAL SUBDIVISION AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S58°47'36"E, ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, A DISTANCE OF 191.40 FEET TO THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 1950.00 FEET, AS SHOWN ON SAID PLAT; THENCE EASTERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 34°11'00" A DISTANCE OF 1163.39 FEET (CHORD = 1146.22 FEET, CHORD BEARING = S75°53'06"E); THENCE S02°56'16"E, 100.00 FEET TO A POINT ON THE SOUTHERLY RIGHT-OF-WAY LINE OF SAID 11TH AVENUE EAST, SAID POINT BEING THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 25.00 FEET; THENCE EASTERLY AND SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 87°55'43", A DISTANCE OF 38.37 FEET (CHORD = 34.71 FEET, CHORD BEARING = S49°00'37"E) TO THE POINT OF TANGENCY OF SAID CURVE; THENCE S05°02'46"E, ALONG THE WESTERLY RIGHT-OF-WAY LINE OF 410TH COURT EAST, A 100 FOOT WIDE PRIVATE ROAD, INGRESS/EGRESS, DRAINAGE AND UTILITY EASEMENT AS PER SAID PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A, A DISTANCE OF 390.46 FEET FOR A POINT OF BEGINNING, SAID POINT BEING THE POINT OF CURVATURE OF A CURVE, CONCAVE TO THE WEST, HAVING A RADIUS OF 25.00 FEET; THENCE 'SOUTHERLY, ALONG THE ARC OF SAID CURVE AND SAID RIGHT-OF-WAY LINE, THROUGH A CENTRAL ANGLE OF 41°24'35°, A DISTANCE OF 18.07 FEET (CHORD= 17,68 FEET, CHORD BEARING= S15°39'31"W) TO THE POINT OF REVERSE CURVATURE OF A CURVE, CONCAVE TO THE NORTH, HAVING A RADIUS OF 75.00 FEET: THENCE SOUTHERLY, ALONG THE ARC SAID CURVE AND SAID RIGHT-OF-WAY LINE OF THE CUL DE SAC OF 410TH COURT EAST, THROUGH A CENTRAL ANGLE OF 115°14'26", A DISTANCE OF 150.85 FEET (CHORD= 126.68 FEET, CHORD BEARING= S21°15'24"E) THENCE LEAVING SAID RIGHT-OF-WAY LINE, GO S11"07'23"W, 992.35 FEET TO A POINT ON THE NORTHWESTERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL 46, AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1768, PAGE 595, OF SAID PUBLIC RECORDS; THENCE S50°44'18"W, ALONG SAID NORTHWESTERLY LINE OF PARCEL 46 AND ALONG THE NORTHERLY LINE OF THAT CERTAIN PARCEL OF LAND KNOWN AS PARCEL 47, AS DESCRIBED AND RECORDED IN OFFICIAL RECORD BOOK 1786, PAGE 5279 OF SAID PUBLIC RECORDS, A DISTANCE OF 205.46 FEET TO THE NORTHWEST CORNER OF SAID PARCEL 47; THENCE N13°57'23"W, 1078.39 FEET; THENCE N71°20'40"E, 601.04 FEET TO THE POINT OF BEGINNING.
TOGETHER WITH
PARCEL 206 ADDITION
COMMENCE AT THE CENTER OF THE CUL-DE-SAC OF 410TH COURT EAST', A PRIVATE ROADWAY, AS SHOWN ON THE PLAT OF WINDING CREEK ROADWAYS PHASE II, SUBPHASE A", AS RECORDED IN PLAT BOOK 43, PAGES 1 THROUGH 9, INCLUSIVE, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; THENCE S11'07'23"W, A DISTANCE OF 70.00 FEET. FOR A POINT OF BEGINNING THENCE CONTINUE S11°07'23'W, A DISTANCE OF 5.00 FT. TO THE INTERSECTION WITH THE PLATTED LINE OF SAID 410TH COURT EAST, SAID POINT LYING ON THE ARC OF A CURVE, WHOSE RADIUS POINT LIES N11°07'23"E, A DISTANCE OF 75.00 FEET; THENCE RUN NORTHWESTERLY, ALONG SAID PLATTED LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 115°14'25", A DISTANCE OF 150.85 FEET. TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET. THENCE RUN NORTHEASTERLY, ALONG SAID PLATTED LINE AND THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 41°24'35", A DISTANCE OF 18.07 FEET. TO A POINT OF CUSP; THENCE S05°02'46"E, A DISTANCE OF 7.83 FEET. TO THE P.C. OF A CURVE, CONCAVE TO THE NORTHWEST, HAVING A RADIUS OF 25.00 FEET.; THENCE RUN SOUTHWESTERLY, ALONG THE ARC OF. SAID CURVE, THROUGH A CENTRAL ANGLE OF 37°51'49", A DISTANCE OF 16.52 FEET TO THE P.R.C. OF A CURVE, CONCAVE TO THE NORTHEAST, HAVING A RADIUS OF 70.00 FEET; THENCE RUN SOUTHEASTERLY, ALONG THE ARC OF SAID CURVE, THROUGH A CENTRAL ANGLE OF 111°41'40", A DISTANCE OF 136.46 FEET. TO THE POINT OF BEGINNING, BEING AND LYING IN SECTION 33, TOWNSHIP 34 SOUTH, RANGE 22 EAST, MANATEE COUNTY, FLORIDA.
Property Address: 1116 410th Court E., Myakka City, FL 34251

This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of this Court on the 10TH day of July, 2025.

Angelina Colonneso
Circuit and County Courts
(SEAL) By: Kris Gaffney
Deputy Clerk
July 18, 25, 2025 25-01206M

Q&A

Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386

LV18237_V2

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT IN AND FOR MANATEE COUNTY, FLORIDA
Case No. 2023CC7165AX
SHORELINE TERRACES V ASSOCIATION, INC., a Florida corporation not for profit,
Plaintiff, vs.
SUSAN LYONS,
Defendant.

Notice is hereby given that Angelina "Angel" Colonneso, Clerk of Circuit Court of Manatee County, Florida, will, on July 31, 2025, at 11:00 AM, conduct through the Internet for Manatee County foreclosures at www.manatee.realforeclose.com, offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Condominium Unit No. 949, of SHORELINE TERRACES V AT PERICO BAY CLUB CONDOMINIUM PHASE II, a condominium, according to the Declaration thereof as recorded in Official Records Book 1253, at Pages 311 through 390, inclusive, as amended, and as per Plat thereof, recorded in Condominium Plat Book 23, Pages 105 through 111, inclusive, of the Public Records of Manatee County, Florida.

pursuant to the Order Rescheduling Foreclosure Sale entered on July 2, 2025, in a case pending in said Court, the style of which is Shoreline Terraces V Association, Inc. vs. Susan Lyons, and the Case number of which is number 2023CC7165AX.

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: July 10, 2025.
ROBERT W. HENDRICKSON, III
For the Court
Florida Bar Number: 279854
Plaintiff's attorney:
Robert W. Hendrickson, III, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
bob@manateelegal.com
July 18, 25, 2025 25-01213M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA1226
JEAN F. BAILEY,
Plaintiff, vs.
KENNETH C. PIONTEK,
Defendant.

NOTICE is hereby given that a civil action commenced on June 11, 2025, and is now pending as case number 2025-CA-001226 in the Circuit Court in the State of Florida, County of Manatee.

The name of the unserved party to the action is:
KENNETH C. PIONTEK
350 Pinnacle Drive,
Swanton, MD 21561
and the nature of the proceeding is a partition on Real Property - Non-Homestead $1 - $50,000 or less.

This notice shall be published once each week for two consecutive weeks in the Business Observer publication.

Each defendant is required to serve written defenses to the Complaint on plaintiff's attorney, Stephen K. Hachey, Esq., whose address is 10521 Bloomingdale Ridge Dr, Riverview, FL 33578, on or before the 30th day after the first publication of this Notice, and to file the original of the defenses with the clerk of this court either before service on plaintiff's attorney or immediately thereafter. If a defendant fails to do so, a default will be entered against that defendant for the relief demanded in the complaint or petition.

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

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

WITNESS my hand and the seal of said court at Manatee County, Florida on the 10TH day of July, 2025.
ANGELINA COLONNESO, ESQ.
AS CLERK OF THE COURT
(SEAL) BY Kris Gaffney
As Deputy Clerk
/s/Stephen K. Hachey
Stephen K. Hachey, Esq.
Florida Bar No.: 15322
Law Offices of
Stephen K. Hachey, P.A.
10521 Bloomingdale Ridge Dr.
Riverview FL 33578
Phone: 813-549-0096
E-service: eservice(a)hacheylawpa.com
July 18, 25, 2025 25-01205M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION
CASE NO.: 2025CA000882AX
PHH MORTGAGE CORPORATION PLAINTIFF, VS.
UNKNOWN SUCCESSOR TRUSTEE, OF THE MOEN FAMILY TRUST DATED THE 20 DAY OF DEC, 2006, ET AL.,
DEFENDANT(S).

TO: Unknown Spouse of lrene Moen A/K/A Irene Ritz
Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN
TO: Unknown Heirs, Beneficiaries, Devisees, Assignees, Lienors, Creditors, Trustees and All Others Who May Claim an Interest in The Estate of Irene Moen A/K/A Irene Ritz
Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209 Current Residence: UNKNOWN
TO: Unknown Beneficiaries of THE MOEN FAMILY TRUST dated the 20 day of Dec, 2006 Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209
Current Residence: UNKNOWN
TO: Unknown Successor Trustee, of THE MOEN FAMILY TRUST dated the 20 day of Dec, 2006 Last Known Address: 6406 16th Avenue Drive W, Bradenton, FL 34209
Current Residence: UNKNOWN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 34, BLOCK 12, VILLAGE GREEN OF BRADENTON, UNIT "G", ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 19, PAGE 147, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on MILLER, GEORGE & SUGGS, PLLC, Attorney for Plaintiff, whose address is 210 N. University Drive, Suite 900, Coral Springs, FL 33071, on or before, within or before a date at least thirty (30) days after the first publication of this Notice in the The Business Observer, 1970 Main Street, 3rd Floor, Sarasota, FL 34236 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint

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

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

WITNESS my hand and the seal of this Court this 15TH day of July, 2025.
ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: Kris Gaffney
eSigned 07/15/2025 15:15:20 PM
As Deputy Clerk
MILLER, GEORGE & SUGGS, PLLC,
Attorney for Plaintiff,
210 N. University Drive, Suite 900,
Coral Springs, FL 33071
25FL922-0013
July 18, 25, 2025 25-01239M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY
CIVIL DIVISION
Case No. 41-2024-CA-000363
Division B
FIFTH THIRD BANK, NATIONAL ASSOCIATION
Plaintiff, vs.
KAREN MONROE, UNKNOWN SPOUSE OF KAREN MONROE, RIVER ISLES HOME OWNERS ASSOCIATION, INC., AND UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on June 30, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 92, RIVER ISLES UNIT 2, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

and commonly known as: 4006 PALM CT, BRADENTON, FL 34208; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on September 30, 2025 at 11:00 A.M..

Any persons 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: July 16, 2025
By: /s/ David R. Byars
David R. Byars
Attorney for Plaintiff
F078950/2424651/wll
July 18, 25, 2025 25-01246M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No: 2024-CA-2089
SCOTT PERRY AND LISA PERRY, Husband and wife,
Plaintiffs, vs.
PIONEER GREEN FARMS, INC.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated May 7, 2025, and entered in 2024-CA-002089 of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida, wherein SCOTT AND LISA PERRY, are the Plaintiffs and PIONEER GREEN FARMS, INC., is the Defendant. ANGELINA "ANGEL" COLONNESO as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manateerealforeclose.com, at 11:00 AM, on 9/30/2025, the following described property as set forth in said Final Judgment, to wit:

PARCEL 5: A PORTION OF TRACTS 39 AND 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 37, OF THE PUBLIC RECORDS OF MANA TEE COUNTY FLORIDA, LYING AND BEING IN SECTION 10, TOWNSHIP 35 SOUTH, RANGE 20 EAST, MANATEE COUNTY, FLORIDA, AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCE AT THE SOUTHWEST CORNER OF TRACT 40 OF SAID WATERBURY GRAPEFRUIT TRACTS; THENCE N 00 DEG 44 MIN 43 SEC E, ALONG THE WEST LINE OF SAID TRACT 40 AND THE WEST LINE OF AFOREMENTIONED TRACT 39, A DISTANCE OF 584.00 FT FOR A POINT OF BEGINNING; THENCE CONTINUE N 00 DEG 44 MIN 43 SEC E, ALONG SAID WEST LINE OF TRACT 39 AND THE WEST LINE OF AFOREMENTIONED TRACT 38, A DISTANCE OF 241.20 FEET; THENCE S 88 DEG 54 MIN 16 SEC E, 903.00 FEET; THENCE S 00 DEG 44 MIN 43 SEC W, 241.48 FEET; THENCE N 88 DEG 53 MIN 11 SEC W, PARELLEL TO AND 584.00 FEET NORTH OF THE SOUTH LINE OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POINT OF BEGINNING. (INSTRUMENT NUMBER: 202241003355) PARCEL IDENTIFICATION NUMBER: 312500959
a/k/a: 4625 241st St. E. Myakka City, FL 34251 (hereinafter "Property")

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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.

(b) If the property being foreclosed on has qualified for the homestead tax exemption in the most recent approved tax roll, the final judgment shall additionally contain the following statement in conspicuous type:

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT, 1115 MANATEE AVE W, BRADENTON, FL 34205, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT.

IF YOU DECIDE TO SELL YOUR HOME OR HIRE SOMEONE TO HELP YOU CLAIM THE ADDITIONAL MONEY, YOU SHOULD READ VERY CAREFULLY ALL PAPERS YOU ARE REQUIRED TO SIGN, ASK SOMEONE ELSE, PREFERABLY AN ATTORNEY WHO IS NOT RELATED TO THE PERSON OFFERING TO HELP YOU, TO MAKE SURE THAT YOU UNDERSTAND WHAT YOU ARE SIGNING AND THAT YOU ARE NOT TRANSFERRING YOUR PROPERTY OR THE EQUITY IN YOUR PROPERTY WITHOUT THE PROPER INFORMATION. IF YOU CANNOT AFFORD TO PAY AN ATTORNEY, YOU MAY CONTACT LEGAL AID OF MANASOTA, INC. AT (941) 747-1628, 1201 6TH AVE W, STE 402, BRADENTON, FL 34205, TO SEE IF YOU QUALIFY FINANCIALLY FOR THEIR SERVICES. IF THEY CANNOT ASSIST YOU, THEY MAY BE ABLE TO REFER YOU TO A LOCAL BAR REFERRAL AGENCY OR SUGGEST OTHER OPTIONS. IF YOU CHOOSE TO CONTACT MANATEE COUNTY LEGAL AID SOCIETY, FOR ASSISTANCE, YOU SHOULD DO SO AS SOON AS POSSIBLE AFTER RECEIPT OF THIS NOTICE.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any 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 9TH day of JULY, 2025.
Angelina "Angel" Colonneso
As Clerk of the Court
By: K. Gaffney (SEAL)
As Deputy Clerk
July 18, 25, 2025 25-01196M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND INSERTION

SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT

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
Single Family 40'	371	1.00	$1,355.42
Single Family 40' Gated	143	1.00	$1,355.42
Single Family 50'	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 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.

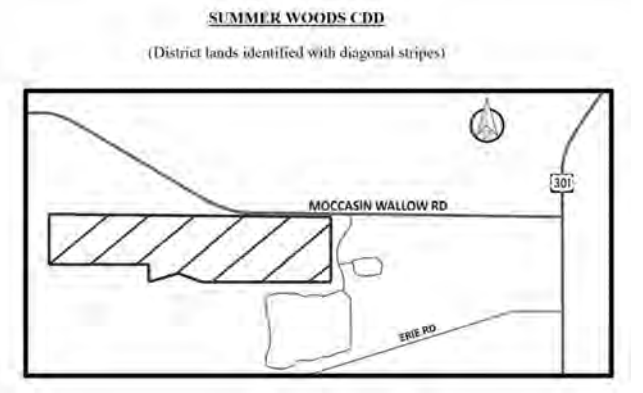
Additional Provisions

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.

District Manager



July 11, 18, 2025 25-01125M

--- PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 07/25/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 ACAD mobile home bearing vehicle identification number AF5298BF, and all personal items located inside the mobile home. Last Tenant: Janet A. Rush, c/o Teresa C. Barre as POA, The Estate of Harold C. Ballard Jr., All Unknown Beneficiaries, Heirs, Successors, And Assigns of Harold C. Ballard Jr., and Unknown Party or Parties in Possession. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

July 11, 18, 2025 25-01158M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
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 - Rigsby, Brooke

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0126 - saint-cyr, Zabdi; 0129 - Glover, Ricky; 0465 - Neal, Rodney; 0474 - Washington, David; 0475 - Watkins, Crystal; 0493 - Kelly, Justin; 0531 - wiggins, Marybeth; 0602 - Silva, Samuel; 0603 - Mcclendon, 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

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A032 - Arline, Acacia; A044 - Adderley, Dorette; A067 - Maxwell, Hermeana; A072 - Deshawn, Laqulyon; 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 - Rafferdy , 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 - Settltes, Abreal; K015 - Barnes, Benisia

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
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

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
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, 2025 25-01127M

SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

LV10237

FOURTH 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

HERITAGE HARBOUR SOUTH
COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors for the Heritage Harbour South Community Development District will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 5, 2025, at 5:00 p.m. at the Stoneybrook Recreation Center, 200 Golden Harbour Trail, Bradenton, Florida 34212.

The purpose of the first public hearing is to receive public comments 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, Kristee Cole, Inframark, 313 Campus Street, Celebration, FL 34747, or on the District's website: www.inframark.com , 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.

HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT
Table of Proposed Fiscal Year 2025-2026
Operation and Maintenance Assessments

TOTAL O&M BUDGET	**$ 499,547**
COLLECTION COSTS @ 2.0%	**$ 9,991**
EARLY PAYMENT DISCOUNT @ 4.0%	**$ (19,982)**
TOTAL O&M ASSESSMENT	**$ 479,565**

LOT SIZE	Total # of Units	Total O&M Per product Type	O&M Per Unit
SB - Single Family 55'	248	**$92,012.29**	**$371.02**
SB - Single Family 65'	225	**$83,478.89**	**$371.02**
SB - Single Family 80'	154	**$57,136.66**	**$371.02**
SB - Single Family 85'	19	**$7,049.33**	**$371.02**
Stone Harbour Condo	120	**$37,857.62**	**$315.48**
Twin Villas	145	**$45,744.62**	**$315.48**
Golf Twin Villas	74	**$23,346.16**	**$315.49**
Club Home	36	**$11,357.29**	**$315.48**
Golf Course	24.26	**$4,602.03**	**$189.70**
LHC - Single Family 40'	245	**$65,484.47**	**$267.29**
Lighthouse Cove Condo	255	**$61,932.50**	**$242.88**
Parcel 17 Townhome	44	**$8,180.71**	**$185.93**
Aquaterra 2	4	**$743.70**	**$185.93**
Aquaterra	3.338	**$620.62**	**$185.93**

***Annual assessment will appear on the 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.

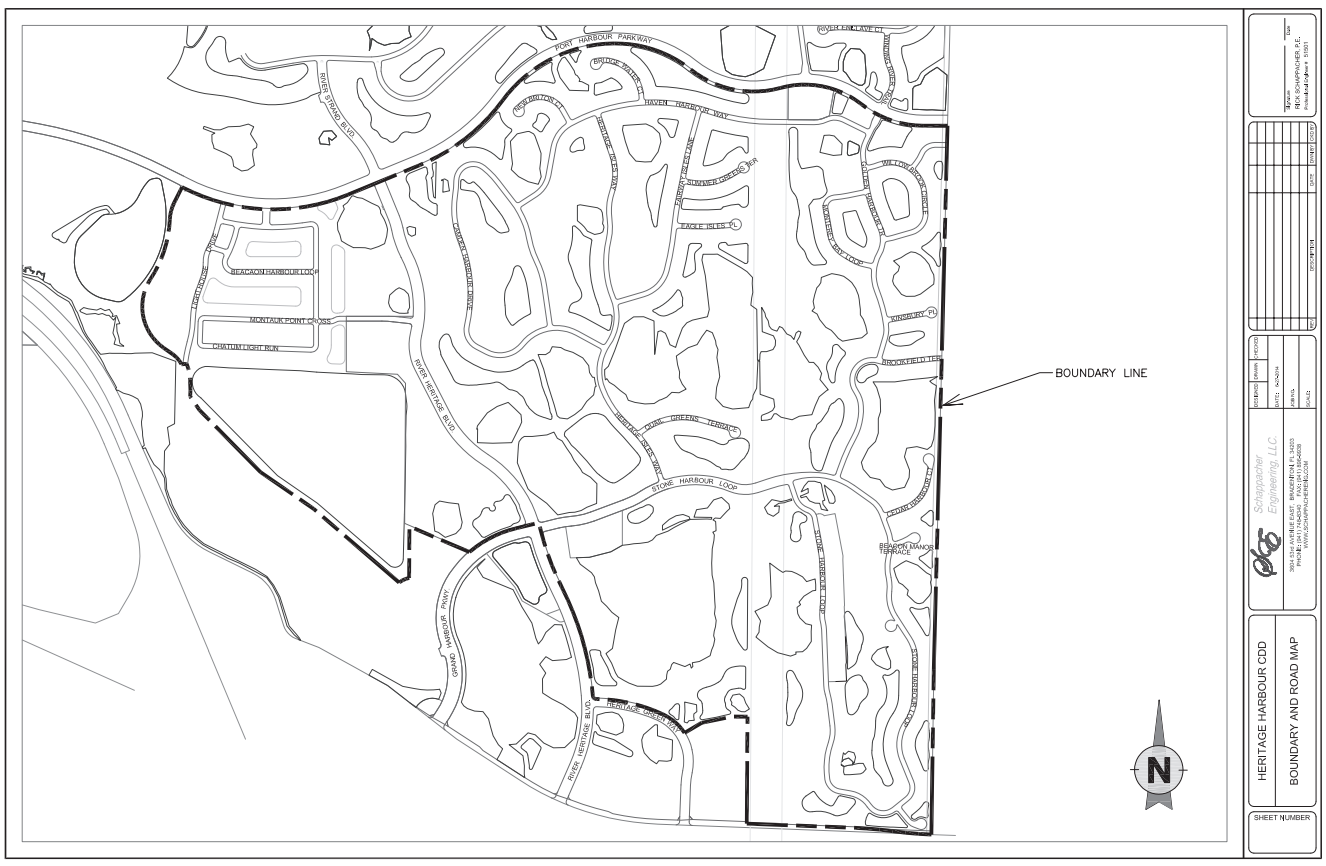
The public hearings and meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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 813-382-7355 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.

Kristee Cole
District Manager



July 11, 18, 2025 25-01126M

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025CP001542AX
IN RE: The Estate of
STUART LYNN ALCOTT
deceased

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.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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 THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

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

Personal Representative:
/s/ Walter Sowa, III
435 12th Street West, Suite 206
Bradenton, FL 34205
/s/ Walter Sowa, III
Attorney for Personal Representative
435 12th Street West, Suite 206
Bradenton, FL 34205
941-840-0820
FL Bar No. 102220
Walter@SowaLegal.com
July 11, 18, 2025 25-01145M

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-1331
IN RE: ESTATE OF
BEVERLY J. SAUNDERS,
Deceased.

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.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative or 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, 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 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.

Robert V. Rotondo
Personal Representative
1404 4th Street West
Palmetto, FL 34221-4402
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE,
PERRON, & SHEA, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
amonroe@barneswalker.com
July 11, 18, 2025 25-01135M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA CIVIL DIVISION
CASE NO.: 2025-CA-001057AX
MANATEE COUNTY, a political subdivision of the State of Florida,
Plaintiff, v.
JAMES HENRY LEWORTHY and JAMI MARIE LEWORTHY.
Defendants.

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 by 8/20/2025, the nature of this proceeding being a suit for temporary and permanent injunctive relief and order to resolve code violations, for the following described property, to wit:

PARCEL 1: A PARCEL OF LAND LYING & BEING IN SEC 3, TWN 37S, RNG 21E, BEING DESC AS FOLLOWS: COM AT THE NE COR OF THE W1/2 OF SEC 2, TWN 37S, RNG 21; TH S ALNG THE E LN OF SD W1/2 OF SEC 2, A DIST OF 2737.72 FT; TH N 89 DEG 10 MIN 33 SEC W, 3278.47 FT FOR A POB; TH CONT N 89 DEG 10 MIN 33 SEC W, 840 FT TO A PT ON THE ELY MONUMENTED R/W LN OF M & J RD; TH S 15 DEG 26 MIN 55 SEC W, ALNG SD ELY MONUMENTED R/W LN, A DIST OF 295.66 FT; TH S 89 DEG 10 MIN 33 SEC E, 840 FT; TH N 15 DEG 26 MIN 55 SEC E, 295.66 FT TO THE POB; SUBJ TO AN EXCLUSIVE EASMT FOR INGRESS/EGRESS & UTILITIES OVER THE N 20 FT THEREOF. (1895/3790) PI#2348.1200/9
PARCEL ID#: 234812009
A/K/A: 13915 MJ Road, Myakka City, Florida 34251

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

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

DATED 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, 2025
25-01159M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE NO.: 2025-CP-001424
IN RE: ESTATE OF
BRIAN FOSTER BAUER
A/K/A BRIAN F. BAUER
A/K/A BRIAN BAUER,
DECEASED.

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.

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 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 11, 2025.

Signed on this 2nd day of June, 2025.

Personal Representative:
HILARY BAUER
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, 2025 25-01161M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1509
IN RE: ESTATE OF
TADEUSZ DUBIEL,
Deceased.

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.

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/ ELWIRA DURZYNSKI
Personal Representative
4007 Pinar Drive
Bradenton, Florida, 34210
/S/ JENNIFER J. HENSLEY, ESQUIRE
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, 2025 25-01149M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No.: 2025 CP 000916
IN RE: ESTATE OF
PAUL S. BRADFORD,
Deceased.

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.

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. The written demand must be filed with the clerk.

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

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

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

CALDWELL TRUST COMPANY
Sonya Kristie, Sr. Vice President and Trust Officer
27 S. Orange Avenue
Sarasota, FL 34236
R. Craig Harrison, Esq., B.C.S.
Attorney for Petitioner
LYONS, BEAUDRY & 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, 2025 25-01156M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO.: 2025-CP-001379
IN RE: ESTATE OF
HAROLD E. KULJU
A/K/A HAROLD EDWARD KULJU
A/K/A HAROLD KULJU,
DECEASED.

The administration of the estate of HAROLD E. KULJU A/K/A HAROLD EDWARD KULJU A/K/A HAROLD KULJU, deceased, whose date of death was Apil 7, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 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 11, 2025.

Signed on this 3 day of June, 2025.

Personal Representative:
ROSALIND A. KULJU
204 Babbling Brook Run
Bradenton, FL 34212
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
Facsimile: (941) 747-1221
Email: jackmanpleadings@gmail.com
July 11, 18, 2025 25-01162M

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 1339
Division Probate
IN RE: ESTATE OF
NORAH J. FITZPATRICK
Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of Norah J. Fitzpatrick, deceased, File Number 2025 CP 1339; 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 May 16, 2025; that the total value of the estate is $12,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME ADDRESS
Sheila Ann Hart
2134 South Coast Highway
Oceanside, CA 92054

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

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

Person Giving Notice:
Sheila Ann Hart
2134 South Coast Highway
Oceanside, CA 92054
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 11, 18, 2025 25-01153M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-001356
Division Probate
IN RE: ESTATE OF
VICTOR L. DELPOZZO
a/k/a VICTOR L. DEL POZZO
Deceased.

The administration of the estate of VICTOR L. DELPOZZO a/k/a VICTOR L. DEL POZZO, 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 1051 Manatee Avenue West, Bradenton, Florida 34205. 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 personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.

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

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

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

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

Ancillary Personal Representative:
VICTOR DELPOZZO a/k/a
VICTOR DEL POZZO
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, Florida 34205
Attorney for
Ancillary Personal Representative:
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Secondary E-Mail:
mchapman@blalockwalters.com
July 11, 18, 2025 25-01157M

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024 CA 1675
ARBOMAR CONDOMINIUM ASSOCIATION, INC.
a Florida not for profit corporation,
Plaintiff, v.
DAVID J. SANDORO, a Single Man,
Defendant.

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 foreclose a Claim of Lien on the following described real property, lying and situated in Manatee County, Florida, more particularly described as:

Unit 402 of Arbomar Apartments, a Condominium according to the Declaration of Condominium recorded in Official Records Book 598, Pages 575 through 617, inclusive, and as per plat thereof recorded in Condominium 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 Plaintiff'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 either before or after service on the Plaintiff's attorney or immediately thereafter, otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

WITNESS my hand and seal of this Court on this 7TH day of July, 2025.

ANGELINA COLONNESO
As Clerk of said Court
By: (SEAL) K. Gaffney
As Deputy Clerk

July 11, 18, 2025 25-01138M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 412024CA000887CAAXMA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
SABRINA B. CUMMINGS; ISLES AT BAYVIEW HOMEOWNERS ASSOCIATION, INC.; BRUCE E. CUMMINGS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

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 PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

PROPERTY ADDRESS: 8634 MERCATOR COURT, PARRISH, FL 34219

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING 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 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 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, 2025 25-01129M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412023CA000533CAAXMA
BMO Harris Bank, N.A.,
Plaintiff, vs.
Geraldine V. Fritz, et al.,
Defendants.

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 Colonneso, 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 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 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, 2025 25-01133M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 412024CA001718CAAXMA
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,
Plaintiff, vs.
MARIA TERESA PEREZ A/K/A MARIA TERESA LOPEZ;
Defendants

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. Colonneso, Clerk of Circuit Court for MANATEE, County Florida will sell to the highest and best bidder for cash Via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 5TH day of AUGUST, 2025, the follwing 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 RIVERVIEW, 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 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.

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 discapacitación del oído o de la voz, llame al 711.

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

Dated this 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, 2025 25-01151M

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2025 CC 000591
SUGAR CREEK RESORT ASSOCIATION, INC.,
a Florida not-for-profit corporation,
Plaintiff, vs.
WILLIAM H. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER WILLIAM H. GAY; CAREY A. GAY, IF LIVING, AND IF DECEASED, THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES, PERSONAL REPRESENTATIVES OR OTHER CLAIMING BY, THROUGH OR UNDER CAREY A. GAY; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and MIKE STALVEY,
Defendants.

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 manufactured home bearing VIN #1RSPC2HL3FANC2078 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 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 PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE 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 ADDITIONAL MONEY FROM THE FORECLOSURE 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 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 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, 2025 25-01147M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412024CA001413CAAXMA
EF MORTGAGE LLC,
Plaintiff, v.
532 MAIN STREET HOLDINGS, LLC, a Utah Limited Liability Company; TYLOR S. WILLIAMSON, an Individual; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

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 Colonneso, 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, BEACHTON PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 24, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 2504 38th Ave W, Bradenton, FL 34205

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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 3087.000120

July 11, 18, 2025 25-01143M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2024CA001100AX
SELENE FINANCE, LP,
Plaintiff, v.
KAY A. DEWITT; UNKNOWN SPOUSE OF KAY A. DEWITT; GLENN LAKES ASSOCIATION, INC.; UNLOCK PARTNERSHIP SOLUTIONS INC., A DELAWARE CORPORATION; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant.

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 Colonneso, 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 I, GLENN LAKES, PHASE 3, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 30, PAGES 182 - 188, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 5134 51st Ln W, Bradenton, FL 34210

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.

THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

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.

Kelley Kronenberg
10360 West State Road 84
Fort Lauderdale, FL 33324
Phone: (954) 370-9970
Fax: (954) 252-4571
Service E-mail:
ftlrealprop@kelleykronenberg.com
/s/ Jordan Wainstein
Jordan Wainstein, Esq.
FBN: 1039538
File No: 5296.000017

July 11, 18, 2025 25-01142M

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--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
File No. 2025 CP 001562 AX
Division Probate
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

SECOND 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

SECOND 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

SECOND 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

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 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

PUBLISH YOUR LEGAL NOTICE
Call 941-906-9386 and select the appropriate County name from the menu option
or email legal@businessobserverfl.com
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20878_V28

--- TAX DEEDS / PUBLIC SALES ---

SECOND INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the WoodlandPreserve Community Development District

The Board of Supervisors (the "**Board**") of the Woodland Preserve Community Development District (the "**District**") will hold a public hearing and a meeting on August 12, 2025, at 10:30 a.m. at the 8141 Lakewood Main St Suite 209A, Lakewood Ranch, FL 34202.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District's website at least 2 days before the meeting www.woodlandpreservecdd.com or may be obtained by contacting the District Manager's office via email at andy@hikai.com or via phone at (813) 565-4663.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Andy Mendenhall
District Manager
July 11, 18, 2025 25-01152M

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\
PROBATE DIVISION
CASE NO. 2023CP003004AX
IN RE: THE ESTATE OF: HALL, DONALD C DECEASED

PLEASE TAKE NOTICE that on 6/12/2025, there was placed on deposit in this office, funds received from ANNE FOREST FAIR in the amount of $5000.00.

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), JAMES MCFARLING who is unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Brenda Stewart
Deputy Clerk
June 20; July 18, 2025 25-00956M

SECOND INSERTION

NOTICE OF UNCLAIMED FUNDS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA\
PROBATE DIVISION
CASE NO. 2024CP00262AX
IN RE: THE ESTATE OF: MILEWSKI SR, THEODORE J DECEASED

PLEASE TAKE NOTICE that on 6/5/2025, there was placed on deposit in this office, funds received from Theodore J Milewski Jr in the amount of $32,845.23

Said funds, less Clerk's fees and advertising fees, if any, are assets due to the beneficiary(s), Madison Milewski who is unable to be located.

Unless said funds are claimed on or before six months from the date of the first publication of this notice, said funds will be forwarded to the State of Florida, pursuant to Florida Statutes 733.816.

IN WITNESS WHEREOF I have set my hand and official seal at Bradenton, Florida on June 12, 2025.

Angelina "Angel" Colonneso,
Clerk of the Circuit Court
& Comptroller of the
Circuit Court & Comptroller
By: Brenda Stewart
Deputy Clerk
June 20; July 18, 2025 25-00957M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01052M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01063M

FOURTH INSERTION

NOTICE OF ASSIGNMENT FOR THE BENEFIT OF CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CA-001274
In re: 308 53RD AVE EAST, LLC, Assignor, to LARRY S. HYMAN, Assignee.

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

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01050M

THIRD INSERTION

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

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4684 Year of Issuance 2023 Description of Property LOT 20, BLK B, SUNSET ACRES SUB, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 97, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#61028.0000/7 Parcel ID Number 6102800007 Property Address: 5612 27TH ST W BRADENTON, FL 34207 Names in which assessed: CLAUDIA PORTILLO, ERIX ACOSTA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01066M

THIRD 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 CERRILLO 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01058M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01062M

THIRD INSERTION

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

TO: Dawn Gibson-Capo, address unknown

YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: I.M.C. born on 1/6/2013. You are hereby commanded to appear on August 12, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

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

Angelina Colonneso, Clerk of Court
By: As Deputy Clerk
July 4, 11, 18, 25, 2025 25-01080M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01068M

THIRD INSERTION

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

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5476 Year of Issuance 2023 Description of Property UNIT 118, WHITNEY BEACH, A CONDO, ACCORDING TO THE DEC OF CONDO, AS RECORDED IN OFFICIAL RECORDS BOOK 379, PAGE 383, AND AS PER MERGER OF CONDO AS REFERENCED BY CERTIFICATE THEREOF RECORDED IN OFFICIAL RECORDS BOOK 1283, PAGE 2654, AS THEREAFTER AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 1, PAGES 56 THROUGH 59, INCLUSIVE, AS AMENDED, OF THE PUBLIC RECORDS OF MANATEE COUNTY, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS PI#78213.0000/6 Parcel ID Number 7821300006 Property Address: 6700 GULF OF MEXICO DR LONGBOAT KEY, FL 34228 Names in which assessed: JOHN J HINES, JOHN JAMES HINES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/04/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01061M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01065M

THIRD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01057M

THIRD INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 2021 CP 1553
PHEBE SIMMONS, DEXTER MCDONALD, SAMUEL SIMMONS, CLINTON HEAVEN,
Petitionors, v.
DAVID MCDONALD, JEROME HEAVEN, MARY HAMILTON, MARQUEL SIMMONS, WILLIE LAQUADROIN SIMMONS, ARIS LINDA WILLIAMS, CHARLES HEAVEN JR., MAURICE WILLIAMS, BRIAN HEAVEN, CORY HEAVEN, ABREIL HEAVEN, SANDRA ROSS, and any other heirs and devisees of TERRENCE HEAVEN, deceased, and DELORES HEAVEN,
Respondents.

TO: JEROME HEAVEN, MARY HAMILTON, MAURICE WILLIAMS, BRIAN HEAVEN, COREY HEAVEN, AND DELORES HEAVEN.

YOU ARE NOTIFIED tha an action to partition the following property in Manatee County, Florida:

All of Lot 95 and the North 28 feet of Lot 96, WASHINGTON PARK, as per plat thereof recorded in Plat Book 4, Page 128, of the Public Records of Manatee County, Florida.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on E. Blake Melhuish, Esquire, the Petitioners' attorney, whose address is 522 Twelfth Street West, Bradenton, Florida 34205, on or before 8/6/2025, and file the original with the Clerk of this Court located at 1115 Manatee Avenue West, Bradenton, Florida, or mailing address at P.O. Box 25400, Bradenton, Florida 34206, either before service on the Petitioners' attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Second Amended Complaint.

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

DATED on JUNE 25, 2025.

ANGELINA M. COLONNESO
Clerk of Circuit Court
(SEAL) By: Brenda Stewart
Deputy Clerk
E. Blake Melhuish, Esquire,
Petitioners' attorney,
522 Twelfth Street West,
Bradenton, Florida 34205
July 4, 11, 18, 25, 2025 25-01093M

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01067M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01055M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01046M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 PB 2 P 37) FOR A POB; TH CONT S 00 DEG 18 MIN 47 SEC E 1132.25 FT; TH S 89 DEG 50 MIN 36 SEC E 833.69 FT TO THE W R/W LN OF A 30 FT PLATTED RD (SEE REF ABOVE TO PLAT OF SD 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01054M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01051M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01053M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01047M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01060M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01044M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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: MASONIC LODGE NO 487 C/O JOHNNY 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01048M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01064M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01056M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01049M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 10TH 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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01069M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
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 Colonneso, Manatee County Clerk of the Courts.

July 4, 11, 18, 25, 2025 25-01045M

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