MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice is hereby given that Mykalan, LLC, owner(s) desiring to engage in business under the fictitious name of "AI McFly" located in Manatee County, Florida, intends to register the said name with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.

July 25, 2025 25-01267M

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 11:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 Tesla Combs 7041 Bikes, Yard tools, Microwave oven, Toys, Waffle maker Clothes. Nina Brown 4024 Dresser, Table Chairs, Microwave, TV, Folding table, Freezer, Mattresses, Box springs, Headboard. Travis Coscia 8023 Bike, Furniture, Wheelchair, Ramp, Ladder, Totes, Boxes, . All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

July 25; August 1, 2025 25-01301M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1966 SUNH mobile home bearing vehicle identification number 48CK-12RFP1860 and all personal items located inside the mobile home. Last Tenant: Ivey Lind Upton. Sale to be held at: Villa Del Sol, 6516 15th Street East, Sarasota, Florida 34243, (941) 755-6979.

July 25; August 1, 2025 25-01298M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1980 Mobile Home, VIN BHFLSNA801120 (Title No. 19258132) and the contents therein, if any, abandoned by former tenant, Margaret J. Riggin

On August 21, 2025 at 9:00am at Seabreeze Mobile Estates, 3901 71st St. W. Lot 69, Bradenton, Florida 34209.

THE EDWARDS LAW FIRM, PL
500 S. Washington Boulevard,
Suite 400
Sarasota, Florida 34236
Telephone: (941) 363-0110
Facsimile: (941) 952-9111
Attorney for Seabreeze Mobile Estates
By: /s/ Sheryl A. Edwards
SHERYL A. EDWARDS
Florida Bar No. 0057495
sedwards@edwards-lawfirm.com

July 25; August 1, 2025 25-01259M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Hollister Transactions located at 5916 Silver Moonlight Dr in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of July, 2025.

Darlene Hollister

July 25, 2025 25-01266M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of LISA BARRON and ERIC WILLIAMS, if deceased any unknown heirs or assigns, will, on August 6, 2024, at 10:00 a.m., at 181 Guava Circle, Lot #187, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1979 RITZ MOBILE HOME, VIN: R11021660A, TITLE NO.: 0016065388, and

VIN: R11021660B, TITLE NO.: 0016065389

and all other personal property located therein

PREPARED BY:
Grace E. Desmond
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#11096-3908)

July 25; August 1, 2025 25-01253M

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Sacred Signature Notary located at 15435 Mulholland Road in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 19 day of July, 2025.

Anomaly Creations and Designs, Inc
Maria Sun Brown

July 25, 2025 25-01265M

FIRST INSERTION

Notice of Sale

Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999

Sale Date August 15th 2025 @ 10:00 AM at each individual repair facility.

40957 2015 Dodge VIN#: 2C4RDGBG8FR702824 Repair Facility: Vic's Performance Transmission & Automotive 1210 11th St E Palmetto 941-721-0240 Lien Amt $836.84

July 25, 2025 25-01247M

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 Park to Port located at 5281 69th St E 168, in the County of Manatee, in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Palmetto, Florida, this 18 day of July, 2025.

HOPEFORGE LLC

July 25, 2025 25-01264M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/08/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1980 SCHU mobile home bearing vehicle identification numbers S166604A and S166604B and all personal items located inside the mobile home. Last Tenant: Jean Marie Oliver a/k/a Jeanne Oliver and James Donald Oliver. Sale to be held at: Whispering Palms Manufactured Home Community, 1219 51st Avenue East, Bradenton, Florida 34203 (941-756-6666).

July 25; August 1, 2025 25-01299M

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 11:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 ralph favors 1007 seal 6791123 Inventory couches chairs tables flooring dressers armoires. Sean Carr 4083 Seal 6791136 Inventory Clothes bikes. Victor Elwell 3025 seal 6791133 Inventory baby car seats and diapers. ralph favors 2001 Seal 6791125 Inventory chairs dressers. Alex Padilla 4048 lock cut 71025 Seal 6791127 Inventory Boxes chairs totes couch bags. Jamie Flores 3045 Lock cut 71025 Seal 6791132 Inventory Bike tires game exhaust safe fishing pole light stand trunk car parts fishing equipment boxes chair golf clubs. Gabrielle DuBose 5022 lock cut Seal 6791134 Inventory Bags air compressor filing cabinet tools wheel chair fans coma long mini fridge portable ac unit totes pet carriers. 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 25; August 1, 2025 25-01302M

FIRST INSERTION

NORTHLAKE STEWARDSHIP 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 Northlake Stewardship District FKA as Rye Ranch CDD (defined below) ("**District**") will hold the following public hearings and regular meeting:

DATE: August 20, 2025
TIME: 5:00 p.m.
LOCATION: 6102 162nd Avenue E.
Parrish, Florida 34219

The first public hearing is being held pursuant to Chapter 2022-248, *Laws of Florida*, 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 Chapter 2022-248, *Laws of Florida*, 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:

General Fund (GF)

Land Use	Total Units / Acres	ERU Factor	Proposed Annual O&M Assessment*
Rye Ranch Pod A			
37.5' Villas	46	0.77	$451.37
SF 40'	90	0.82	$478.37
SF 50'	259	1.00	$586.37
SF 60'	58	1.18	$694.37
Residential Units	0	0.08	$46.38
Rye Ranch Pod B			
SF 40'	65	0.82	$478.37
SF 50'	171	1.00	$586.37
SF 60'	34	1.18	$694.37
Residential Units	0	0.08	$46.38
Rye Ranch Pod C			
Residential Units	0	0.08	$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	$152.28

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod A

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod A			
37.5' Villas	46	1.00	$33.82
SF 40'	90	1.00	$33.82
SF 50'	259	1.00	$33.82
SF 60'	58	1.00	$33.82

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod B

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod B			
SF 40'	65	1.00	$34.85
SF 50'	171	1.00	$34.85
SF 60'	34	1.00	$34.85

**includes collection costs and early payment discounts*

Special Revenue Fund (SRF) Pod C

Land Use	Total Units / Acres	ERU Factor	Proposed Annual SRF Assessment*
Rye Ranch Pod C			
Residential Units	0	1.00	$27.07
Undeveloped Land	120.33	4.70	$127.33

**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 previously levied debt service assessments, if any.

For FY 2026, the District intends to have the County Tax Collector collect the O&M Assessments imposed on certain developed property, if any, and will directly collect the O&M Assessments on all 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, 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 www.northlakesd.net. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

July 25, 2025 25-01294M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 683.82 acres known as Lone Valley.

The project is located in Manatee, Hillsborough County, Section(s) 5,6, Township 33 South, Range 19 East. The permit applicant is Lennar Homes, LLC whose address is 4309 W Boyscout Blvd, Ste. 600, Tampa, FL 33607. The Permit No. is 42048654.000.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

July 25, 2025 25-01297M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Parrish North Community Development District (the "**District**") will hold a public hearing and a meeting on August 21, 2025, at 2:30 p.m. at the Parrish Fire Station #2 Training Room located at 3804 N. Rye Road, Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. 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 https://www.parrishnorthcdd.com/ or may be obtained by contacting the District Manager's office via email at janya.cooper@inframark.com or via phone at 813-873-7300.

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.

Janya Cooper
District Manager

July 25; August 1, 2025 25-01293M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the alteration of an existing Surface Water Management System on 8.00 acres to serve the residential project known as North River Ranch Phase II-A Amenity Center. The project is located in Manatee County, Section(s) 8, Township 33 South, Range 19 E. The permit applicant is Pulte Home Company, LLC, 2662 S. Falkenburg Road, Riverview, FL 33578. The Permit No. is 43044237.004.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District (District) at 7601 Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this permit may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. *A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or final action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C.* A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57,F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of final agency action. Persons whose substantial interests will be affected by any such final decision of the District on the application have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's final action in this matter is not available prior to the filing of a request for hearing.
July 25, 2025 25-01280M

FIRST INSERTION

NOTICE OF HEARING TO REIMPOSE AND
PROVIDE FOR COLLECTION OF SPECIAL ASSESSMENTS
IN THE TRAILER ESTATES PARK AND RECREATION DISTRICT TO FUND THE SEAWALL IMPROVEMENT PROJECT

Notice is hereby given that the Board of Trustees for the Trailer Estates Park and Recreation District will conduct a public hearing to consider reimposition of special assessments against residential properties within the District for the funding of the reconstruction and replacement of the seawall system adjacent to the District marina (the "Seawall Improvement Project"). The hearing will be held at 9:30 A.M., or as soon thereafter as the matter can be heard, on August 19, 2025, in Mark's Hall, 1903 69th Avenue West, Bradenton, Florida 34207, for the purpose of receiving public comment on the continued imposition and collection of the assessments on the ad valorem tax bill. All affected real property owners have a right to appear at the hearing and to file written objections with the District Clerk within 20 days of this notice. If a person decides to appeal any decision made by the Board of Trustees with respect to any matter considered at the hearing, such person will need a record of the proceedings and may need to ensure that a verbatim record is made, including the testimony and evidence upon which the appeal is to be made. In accordance with the Americans with Disabilities Act, persons needing a special accommodation or an interpreter to participate in this proceeding should contact the District General Manager at 941-756-7177 at least 48 hours in advance of the hearing.

A more specific description of the Seawall Improvement Project and the method of computing the assessment for each parcel of real property are set forth in the Initial Assessment Resolution (Resolution No. 2022-02) adopted by the Board of Trustees on July 25, 2022. Copies of the Initial Assessment Resolution, the Final Assessment Resolution (Resolution No. 2022-03) and the updated Assessment Roll are available for inspection at the offices of the District Clerk located at 1903 69th Avenue West, Bradenton, Florida 34207.

For the Fiscal Year beginning on October 1, 2025, the annual assessment will continue to be $100.44 per EAU. The assessments will be collected on the ad valorem tax bill to be mailed in November 2025, as authorized by Section 197.3632, Florida Statutes. Failure to pay the assessments will cause a tax certificate to be issued against the real property which may result in a loss of title. The Board of Trustees intends to collect the assessments in 15 annual installments, the first of which was included on the ad valorem tax bill mailed in November 2022.

If you have any questions, please contact the District General Manager at 941-756-7177.
TRAILER ESTATES PARK AND
RECREATION DISTRICT
July 25, 2025 25-01269M

FIRST INSERTION

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT

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 Newport Isles Community Development District (**"District"**) will hold a public hearing and a regular meeting on **August 18, 2025, at 10:00 a.m., and at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201.**

Pursuant to Chapter 190, *Florida Statutes,* the Board previously adopted its budget (**"Budget"**) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (**"Fiscal Year 2025/2026"**). The public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes,* to consider the imposition of operations and maintenance special assessments (**"O&M Assessments"**) upon the lands located within the District, to fund the Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, 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:

Product/Parcel	Units	FY 2026 O&M Assessments
Builder Pod – Planned Single Family Lot	918	$900.00
Remaining Planned Lots (Undeveloped Lands)	2,341	$34.56

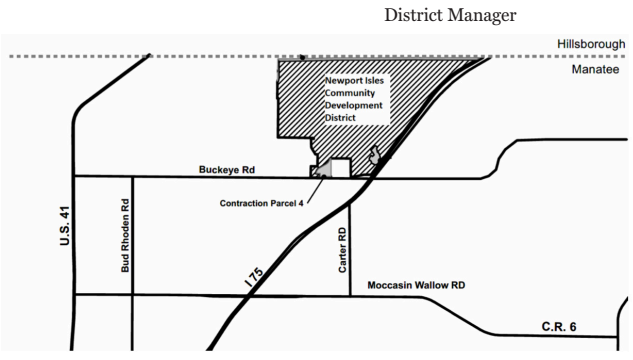
For all O&M Assessments levied to fund the Proposed Budget for Fiscal Year 2025/2026, the District expects to collect no more than $825,300 in gross revenue, and will fund the balance of the Proposed Budget (a total of $1,178,662 estimated) through a developer funding agreement. The O&M Assessments are allocated equally on a per unit basis. The O&M Assessments will only be imposed on "Assessment Area One," and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: 561-571-0010 ("District Manager's Office").** The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 25, 2025 25-01263M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Buckhead Trails Community Development District (the "**District**") will hold a public hearing and a meeting on August 27, 2025, at 1:00 p.m. at The Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, Florida 34221.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Assessment Summary
Fiscal Year 2026 vs. Fiscal Year 2025

SERIES 2022 ASSESSMENT AREA									
			Fiscal Year 2025			Fiscal Year 2026			Total Increase / (Decrease) in Annual Assmt
Lot Size	Series 2022 Unit Count	O&M Unit Count	Debt Service Per Unit	O&M Per Unit (1)	FY 2025 Total	Debt Service Per Unit	O&M Per Unit (1)	FY 2026 Total	
SINGLE FAMILY 40	18	18	$1,276.31	$441.01	$1,717.32	$1,276.31	$1,353.66	$2,629.98	$913
SINGLE FAMILY 45	122	122	$1,435.85	$496.14	$1,931.99	$1,435.85	$1,522.87	$2,958.72	$1,027
SINGLE FAMILY 50	47	47	$1,595.39	$551.27	$2,146.66	$1,595.39	$1,692.08	$3,287.47	$1,141
SINGLE FAMILY 52	237	237	$1,659.21	$573.32	$2,232.53	$1,659.21	$1,759.76	$3,418.97	$1,186
SINGLE FAMILY 60	136	136	$1,914.47	$661.52	$2,575.99	$1,914.47	$2,030.49	$3,944.96	$1,369
SUBTOTAL	560	560							

SERIES 2024 ASSESSMENT AREA											
			Fiscal Year 2025				Fiscal Year 2026				Total Increase / (Decrease) in Annual Assmt
Lot Size	Series 2023 Unit Count	O&M Unit Count	Debt Service Per Unit, Pre-Paydown	Debt Service Per Unit, Post-Pay-down	O&M Per Unit (1)	FY 2025 Total	Debt Service Per Unit, Pre-Paydown	Debt Service Per Unit, Post-Pay-down	O&M Per Unit (1)	FY 2026	
SINGLE FAMILY 40	113	113	$3,267.44	$1,382.98	$441.01	$1,823.99	$3,267.44	$1,382.98	$1,353.66	$2,736.64	$913
SINGLE FAMILY 50	75	75	$4,084.30	$1,728.72	$551.27	$2,279.99	$4,084.30	$1,728.72	$1,692.08	$3,420.80	$1,141
SINGLE FAMILY 60	31	31	$4,901.16	$2,074.47	$661.52	$2,735.99	$4,901.16	$2,074.47	$2,030.49	$4,104.96	$1,369
SINGLE FAMILY 40 PP	107	107	$0.00	$1,382.98	$441.01	$1,823.99	$0.00	$1,382.98	$1,353.66	$2,736.64	$913
SINGLE FAMILY 50 PP	113	113	$0.00	$1,728.72	$551.27	$2,279.99	$0.00	$1,728.72	$1,692.08	$3,420.80	$1,141
SINGLE FAMILY 60 PP	11	11	$0.00	$2,074.47	$661.52	$2,735.99	$0.00	$2,074.47	$2,030.49	$4,104.96	$1,369
SUBTOTAL	450	450									

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

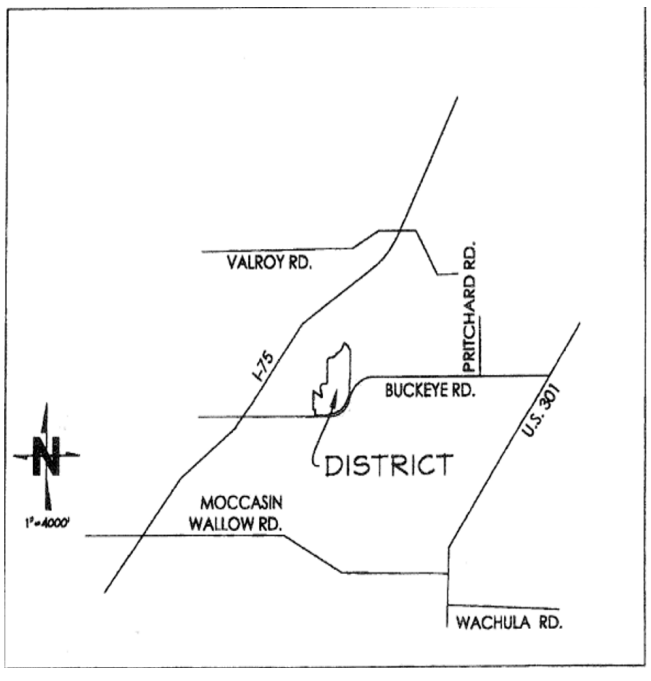
The county tax collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

The public hearing and meeting are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts and if applicable Executive Order 20-69. They may be continued to a date, time, and place to be specified on the record at the hearing or meeting. There may be occasions when staff or Board members may participate by speaker telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jayna Cooper
District Manager



July 25, 2025 25-01251M

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF BOARD MEETING
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") will hold a regular meeting of the Board of Supervisors on Wednesday, August 6, 2025, at 6:00 PM at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219.

The meeting is open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. A copy of the agenda for this meeting may be obtained by contacting the District Manager by mail at 4530 Eagle Falls Place, Tampa, FL 33619 or by telephone at (813) 344-4844, or by visiting the District's website at eaglepointecdd.org. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

In accordance with Sections 119.071(3)(a) and 286.0113, *Florida Statutes*, a portion of the Regular Meeting may be closed to the public, as it relates to the District's security system. The closed session is scheduled to begin at 6:00 p.m. but may begin at any time during the Regular Meeting and is expected to last approximately thirty (30) minutes but may end earlier than expected or may extend longer. When the security system plan agenda item is discussed, the public will be asked to leave. The public will be notified that they may return upon completion of the discussion regarding the security system plan.

Any member of the public interested in listening to and participating in the meetings remotely may do so by dialing in telephonically at (865) 606-8207 and entering the conference identification number 7700. Information about how the meetings will be held and instructions for connecting and participating may be obtained by contacting the District Manager's Office at (813) 344-4844 or rmcgrath@gms-tampa.com. Additionally, participants are strongly encouraged to submit questions and comments to the District Manager's Office in advance to facilitate consideration of such questions and comments during the meetings.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting or to obtain access to the telephonic, video conferencing, or other communications media technology used to conduct this meeting is asked to advise the District Office at least forty-eight (48) hours prior to the meeting by contacting the District Manager at (813) 344-4844. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager.

Each person who decides to appeal any action taken at these meetings is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

Richard McGrath, District Manager
Governmental Management Services – Tampa, LLC
July 25, 2025 25-01249M

FIRST INSERTION

WATER'S EDGE 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 Water's Edge Community Development District ("**District**") will hold a public hearing and regular meeting as follows:

DATE:	August 28, 2025
TIME:	6:00 p.m.
LOCATION:	Parrish Fire Station #2 Training Room 3804 N. Rye Road Parrish, Florida 34219

The purpose of the public hearing is to receive comments and objections on the adoption of the District's proposed budget(s) for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("**Proposed Budget**"). A regular Board meeting of the District will also be held at the above time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the District Manager, 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 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 25, 2025 25-01248M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Parrish Plantation Community Development District (the "**District**") will hold a public hearing and a meeting on Thursday, August 21, 2025, at 3:00 p.m. at the Station # 2 Training Room located at 3804 N. Rye Road, Parrish, Florida 34219.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at https://parrishplantationcdd.com/ at least 2 days before the meeting, or may be obtained by contacting the District Manager's office via email at jayna.cooper@inframark.com or via phone at 813-873-7300.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

ASSESSMENT SUMMARY

Fiscal Year 2026 - Proposed Operating Budget

CROSSWIND POINT											
				FY 2025			FY 2026				
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Debt Service Per Unit	GF 001 O&M Per Unit	Total Assessment	Total Increase / (Decrease) in Annual Assmt.	Percentage of Increase / (Decrease) in Annual Assmt
Single Family 35'	0.875	114	99.75	844.50	862.85	1,707.35	$844.50	$862.85	$1,707.35	$0.00	0.00%
Single Family 40'	1.000	150	150.00	965.14	986.11	1,951.25	$965.14	$986.11	$1,951.25	$0.00	0.00%
Single Family 50'	1.250	160	200.00	1,206.43	1,232.64	2,439.07	$1,206.43	$1,232.64	$2,439.07	$0.00	0.00%
Single Family 65'	1.625	48	78.00	1,568.36	1,602.43	3,170.79	$1,568.36	$1,602.43	$3,170.79	$0.00	0.00%
	Subtotal	472	527.75								
Area Not Subject to Bonds (3)											
Vacant Acreage	0.000	34.10	0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	$0.00	
	Subtotal	34.10	0.00								

Notations:

(1) Crosswind Point operations cost for FY 2025 reflect ongoing development.
(2) Crosswind Point private vacant land without development activity is not currently assessed for administration and operations.
(3) Assessments are assigned based on zoning allowances.

CROSSWIND RANCH											
				FY 2025				FY 2026			
Lot Size	EAU Value	Unit Count	Total EAUs	Debt Service Per Unit Pre-	Debt Service Per Unit Post-	GF 002 O&M Per Unit	Total Assessment	Debt Service Per Unit Pre True-Up	Debt Service Per Unit Post True-Up	GF 002 O&M Per Unit	Total Assessment
Single Family 55' (IA)	1.375	72	99.00	$2,947.78	$1,609.04	$1,355.95	$2,964.99	$1,609.04		$1,355.95	$2,964.99
Single Family 65' (IA)	1.625	53	86.13	$3,483.74	$1,901.60	$1,602.48	$3,504.08	$1,901.60		$1,602.49	$3,504.08
Single Family 50' (IB)	1.250	21	26.25					$1,206.43		$1,232.68	$2,439.11
Single Family 60' (IB)	1.500	17	25.50					$1,508.04		$1,479.22	$2,987.26
Single Family 65' (IB)	1.625	9	14.63					$1,568.36		$1,602.49	$3,170.85
Single Family 70' (IB)	1.750	9	15.75					$1,764.41		$1,725.76	$3,490.16
Single Family 50' (II)	1.250	1	1.25					$1,206.43		$1,232.68	$2,439.11
Single Family 60' (II)	1.500	13	19.50					$1,508.04		$1,479.22	$2,987.26
Single Family 70' (II)	1.750	96	168.00					$1,764.41		$1,725.76	$3,490.16
Townhomes (III)	0.450	136	61.20					$574.47		$443.77	$1,018.23
Single Family 40' (III)	1.000	49	49.00					$1,276.60		$986.15	$2,262.74
Single Family 50' (III)	1.250	63	78.75					$1,595.74		$1,232.68	$2,828.43
Townhomes (IV)	0.450	98	44.10					$574.47		$443.77	$1,018.23
Single Family 40' (IV)	1.000	109	109.00					$1,276.60		$986.15	$2,262.74
Single Family 50' (IV)	1.250	175	218.75					$1,595.74		$1,232.68	$2,828.43
Single Family 60' (VA)	1.500	92	138.00					$0.00		$1,479.22	$1,479.22
Single Family 70' (VA)	1.750	8	14.00					$0.00		$1,725.76	$1,725.76
Single Family 60' (VB)	1.500	26	39.00					$0.00		$1,479.22	$1,479.22
Single Family 70' (VB)	1.750	27	47.25					$0.00		$1,725.76	$1,725.76
	Subtotal	1,074	1,255.05								
Undeveloped Gross Acreage											
Future Assessment Areas	0.015	495.38	7.43	$0.00	$0.00	$14.79	$14.79	$0.00	$0.00	$0.00	$0.00
	Subtotal	495.38	7								

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

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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Jayna Cooper
District Manager
July 25, 2025 25-01295M

--- PUBLIC SALES ---

FIRST INSERTION

LAKE FLORES 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 Lake Flores Community Development District ("**District**") will hold the following public hearings and regular meeting:

DATE: August 19, 2025
TIME: 11:00 a.m.
LOCATION: 8116 Cortez Road W
Bradenton, Florida 34210

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 Units / Acres	EAU Factor	Proposed Annual O&M Assessment
Residential Unit	242	1.00	$402.29*
Undeveloped Land	1,011.285	Per Acre	$328.34

**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 Orange Manatee ("**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.

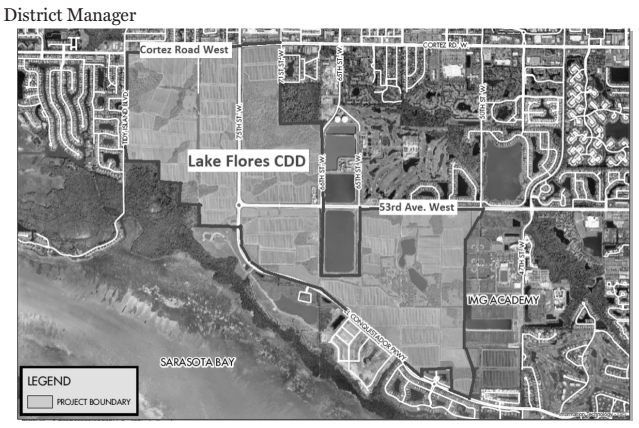
Additional Provisions

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, Wrathell, Hunt and Associates, LLC, at 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://lakeflorescdd.net/. 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 25, 2025 25-01289M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Parrish Lakes II Community Development District

The Board of Supervisors (the "**Board**") of the Parrish Lakes II Community Development District (the "**District**") will hold a public hearing and a meeting on August 26, 2025, at 6:00 p.m. at SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.parrishlakesiicdd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Table 1. - Current FY Allocation of AR (as if all On-Roll)

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
40'	0.80	$ 301.41	$ 184,766.86	$ 322.37	$ 197,611.62
50'	1.00	$ 376.77	$ 245,652.52	$ 402.96	$ 262,729.97
60'	1.20	$ 452.12	$ 19,441.21	$ 483.55	$ 20,792.74
70'	1.40	$ 527.47	$ 30,593.53	$ 564.14	$ 32,720.36
Total			**$ 480,454.13**		**$ 513,854.68**

The O&M Assessments (in addition to debt assessments, if any) 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.

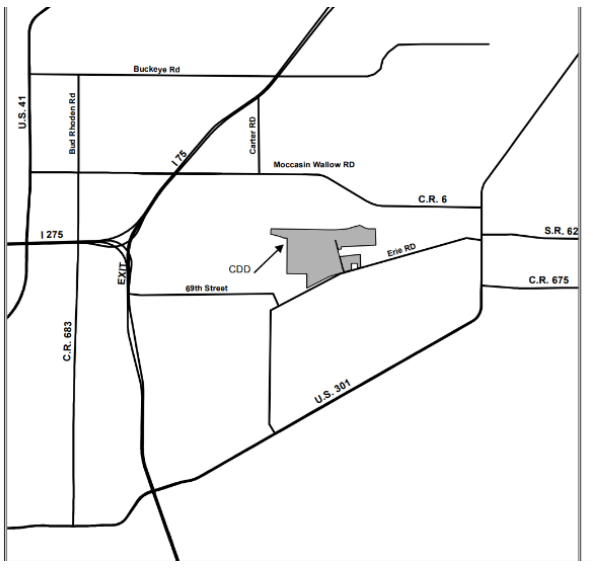
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 25, 2025 25-01286M

FIRST INSERTION

Notice of Public Hearing and Board of Supervisors Meeting of the Villages of Glen Creek Community Development District

The Board of Supervisors (the "**Board**") of the Villages of Glen Creek Community Development District (the "**District**") will hold a public hearing and a meeting on August 26, 2025, at 6:30 p.m. at the SpringHill Suites located at 102 12th Street West, Bradenton, Florida.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.villagesofglencreekcdd.org, or may be obtained by contacting the District Manager's office via email at heather@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
TH (a)	0.48	$803	$322,714	$858.58	$345,148.20
42	0.81	$1,355	$127,339	$1,448.85	$136,191.87
52	1.00	$1,672	$408,075	$1,788.70	$436,443.62
62	1.19	$1,990	$216,932	$2,128.56	$232,012.71
total			**$1,075,060**		**$1,149,796.40**

The O&M Assessments (in addition to debt assessments, if any) 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.

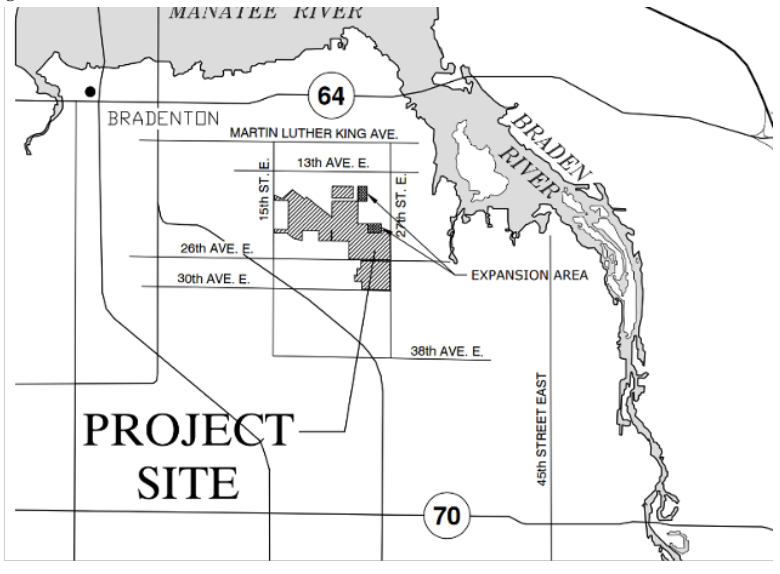
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Heather Dilley
District Manager



July 25, 2025 25-01287M

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of DELANY'S PUBLIC HOUSE located at 8110 MAIN STREET in the City of LAKEWOOD RANCH, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 17th day of July, 2025.

IRISHMAIN LLC
VICTORIA DELANY

July 25, 2025 25-01252M

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 fictitious name of WOLVESHEAD PIZZA & WINGS located at 7912 REDONDA LOOP in the County of Manatee in the City of Lakewood Ranch, LLC, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee, Florida, this 18th day of July, 2025.

WHEADZ, LLC

July 25, 2025 25-01257M

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 fictitious name of OrthoLazer Of Sarasota located at 1118 143RD ST NE in the County of Manatee in the City of Bradenton, Florida 34212 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee, Florida, this 18th day of July, 2025.

SARASOTA MEDICAL INVESTMENTS, LLC

July 25, 2025 25-01258M

FIRST INSERTION

PALMA SOLA TRACE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF AUDIT SELECTION COMMITTEE MEETING

The Board of Supervisors ("**Board**") of the Palma Sola Trace Community Development District ("**District**") will hold an Audit Selection Committee meeting and regular meeting of the Board on August 28, 2025, at 1:15 p.m. at the Palma Sola Trace Clubhouse, 7408 Hamilton Road, Bradenton, Florida 34209. The Audit Committee will review, discuss, and recommend an auditor to provide audit services to the District for Fiscal Years 2025, 2026, 2027, and 2028. The Regular Board meeting will take place after the Audit Selection Committee meeting where the Board may consider any other business that may properly come before it. A copy of the agendas may be obtained at the offices of the District Manager, Rizzetta & Company, Inc., located at 2700 S. Falkenburg Drive, Suite 2745, Riverview, Florida 33578, Ph: (813) 533-2950 ("**District Manager's Office**"), during normal business hours.

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

Any person requiring special accommodations at the meetings 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.

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

Ruben Durand
District Manager

July 25, 2025 25-01250M

FIRST INSERTION

SOUTHPOINTE OF MANATEE COUNTY 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 Southpointe of Manatee County Community Development District (**"District"**) will hold a public hearing and regular meeting as follows:

DATE: August 13, 2025
TIME: 11:00 AM
LOCATION: 16475 Sweetwater Village Drive
Lakewood Ranch, Florida 34211

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 and Associates, LLC, 2300 Glades Road #410W, Boca Raton, FL 33431, 877-276-0889 (**"District Manager's Office"**), during normal business hours, or by visiting the District's website at https://southpointeofmanateecountycdd.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 25; August 1, 2025 25-01262M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Parrish Lakes Community Development District (the "**District**") will hold a public hearing and a meeting on August 26, 2025, at 6:00 p.m. at SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.parrishlakescdd.org, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Lot Width	Assigned ERU	Net Assmt/Lot	Total Net Assmt	Gross Assmt/Lot	Total Gross Assmt
22'	0.44	$912.38	$72,990.36	$975.81	$78,064.55
26'	0.52	$1,078.27	$86,261.33	$1,153.23	$92,258.11
30'	0.60	$1,244.15	$62,207.69	$1,330.65	$66,532.29
40'	0.80	$1,658.87	$265,419.48	$1,774.19	$283,871.10
50'	1.00	$2,073.59	$373,246.15	$2,217.74	$399,193.74
60'	1.20	$2,488.31	$199,064.61	$2,661.29	$212,903.33
70'	1.40	$2,903.03	$87,090.77	$3,104.84	$93,145.21
Total			**$1,146,280.39**		**$1,225,968.33**

The O&M Assessments (in addition to debt assessments, if any) 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.

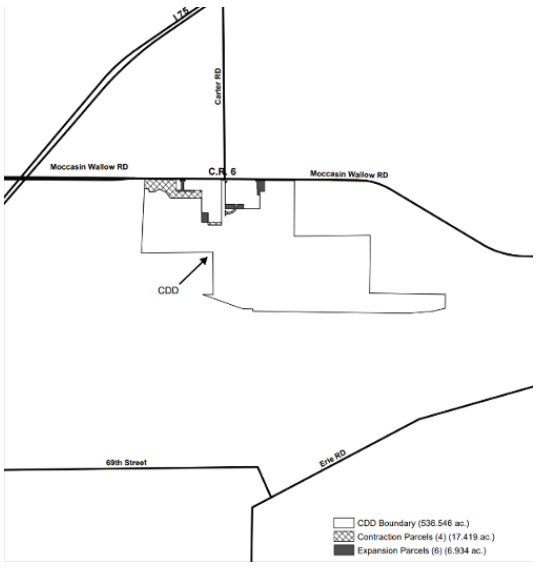
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 25, 2025 25-01285M

FIRST INSERTION

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

The Board of Supervisors (the "**Board**") of the Curiosity Creek Community Development District (the "**District**") will hold a public hearing and a meeting on August 26, 2025, at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205.

The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget and the proposed levy of its annually recurring non-ad valorem special assessments for operation and maintenance to fund the items described in the proposed budget (the "**O&M Assessments**").

At the conclusion of the public hearing, the Board will, by resolution, adopt a final budget, provide for the levy, collection, and enforcement of the O&M Assessments, and certify an assessment roll. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it.

A copy of the proposed budget, preliminary assessment roll, and the agenda may be viewed on the District's website at least 2 days before the meeting www.curiositycreekcdd.com, or may be obtained by contacting the District Manager's office via email at audette@hikai.com or via phone at (813) 565-4663.

The table below presents the proposed schedule of the O&M Assessments. Amounts are preliminary and subject to change at the meeting and in any future year.

Product Type	Units	Assigned ERU	Net Assmt/ Unit	Total Net Assmt	Gross Assmt/ Unit	Total Gross Assmt
TH 26	180	0.52	$803.88	$144,698.29	$859.76	$154,757.53
SF 40	150	0.80	$1,236.74	$185,510.62	$1,322.71	$198,407.09
SF 50	250	1.00	$1,545.92	$386,480.47	$1,653.39	$413,348.09
Total	**580**			**$716,689.38**		**$766,512.71**

The O&M Assessments (in addition to debt assessments, if any) 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.

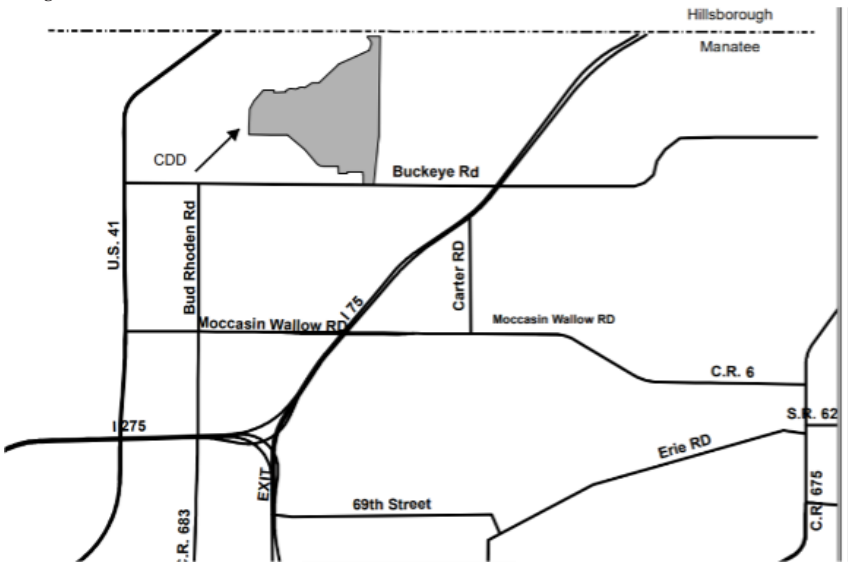
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be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

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's office at least 2 business days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8771 (TTY), or 1-800-955-8770 (voice) for aid in contacting the District Manager's office.

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

Audette Bruce
District Manager



July 25, 2025 25-01288M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

Notice Under Fictitious Name Law
According to Florida Statute
Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of GREENTHUMB LAWN & LANDSCAPE SERVICES located at 8130 LAKEWOOD MAIN STREET, SUITE 103 PMB 390 in the City of LAKEWOOD RANCH, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of July, 2025.
KH SUNCOAST ENTERPRISES, LLC
July 25, 2025 25-01268M

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 11:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Allen Taylor 00109 Box, roofing tiles, tire jack, bags, Box of roofing nails. Heather Jefek 00126 Electric scooterbike, shoes, desk chair, speaker, chairs, sofa, loveseat, end table, shoe storage, console table, pillows, mattress, TV, shop vac. 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 25; August 1, 2025 25-01300M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-CP-1147
Division Probate
IN RE: ESTATE OF
DOLORES R. LIPTAK
Deceased.

The administration of the estate of DOLORES R. LIPTAK, deceased, whose date of death was January 31, 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.

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 25, 2025.

Personal Representative:
H. MICHAEL LIPTAK
8639 54th Avenue Cir E
Bradenton, Florida 34211
Attorney for Personal Representative:
JOHN PAUL BRATCHER, Attorney
Florida Bar Number: 101928
GrayRobinson, P.A.
999 Vanderbilt Beach Road, Suite 612
Naples, Florida 34108
Telephone: (239) 598-3601
Fax: (239) 598-3164
E-Mail:
jp.bratcher@gray-robinson.com
Secondary E-Mail:
lyndsey.black@gray-robinson.com
July 25; August 1, 2025 25-01291M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-001319
Division Probate
IN RE: ESTATE OF
JESUS ESTEBAN GARCIA a/k/a
JESUS E. GARCIA a/k/a
JESUS GARCIA
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 JESUS ESTEBAN GARCIA a/k/a JESUS E. GARCIA a/k/a JESUS GARCIA, deceased, File Number 2025-CP-001319, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was November 23, 2024; that the estate consists of exempt homestead property with a value of $26,750.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
YOLANDA I. GARCIA-RITT
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205
PABLO JUAN GARCIA
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205

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 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 date of first publication of this Notice is July 25, 2025.

Persons Giving Notice:
Yolanda I. Garcia-Ritt
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205
PABLO JUAN GARCIA
c/o Jenna Kyle Meltzer
802 11th Street West
Bradenton, FL 34205
Attorney for Persons Giving Notice
JENNA KYLE MELTZER
Attorney
Florida Bar Number: 1028517
Blalock Walters, P.A.
802 11th Street West
Bradenton, Florida 34205-7734
Telephone: (941) 748-0100
E-Mail: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
July 25; August 1, 2025 25-01292M

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

LV18237_V12

FIRST INSERTION

TARA COMMUNITY DEVELOPMENT DISTRICT 1

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 Tara Community Development District 1 will hold two public hearings and a Board of Supervisors' meeting on Tuesday, August 19, 2025, at 10:00 a.m. at The Tara Community Center, 7340 Tara Preserve Lane, Bradenton, Florida 34203.

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.taracdd.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.

TARA COMMUNITY DEVELOPMENT DISTRICT 1
Table of Proposed Fiscal Year 2025-2026
Operation and Maintenance Assessments

TOTAL O&M BUDGET	**$885,153**
COLLECTION COSTS @ 2.0%	**$17,703.06**
EARLY PAYMENT DISCOUNT @ 4%	**($35,406.12)**
TOTAL O&M ASSESSMENT	**$867,449.94**

LOT SIZE	PER LOT UNITS	O&M
Multi Family	524	$366.54
Standard	232	$1,110.73
Deluxe	163	$1,299.55
Estates	126	$1,666.09
Golf Club	1	$48,127.85
1046 TOTAL UNITS		

***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 Manatee County 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.

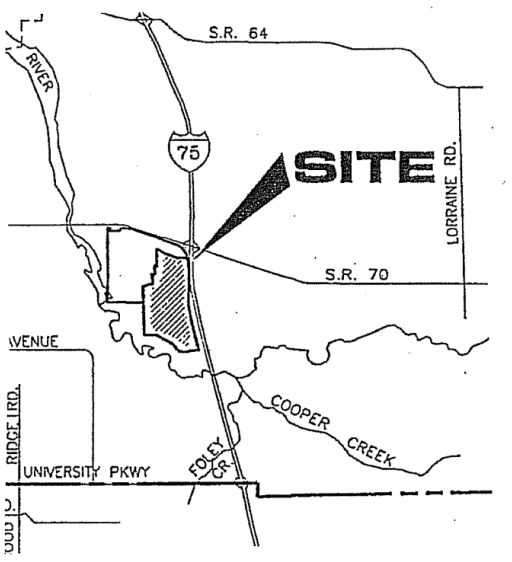
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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 813-382-7355 at least five (5) 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 25; August 1, 2025 25-01281M

FIRST INSERTION

AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT

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

Upcoming Public Hearings, and Regular Meeting

The Board of Supervisors ("**Board**") for the Aviary at Rutland Ranch Community Development District ("**District**") will hold the following two public hearings and a regular meeting on August 20, 2025 at 5:00 p.m., at 6102 162nd Avenue E, 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 2025/2026**"). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments ("**O&M Assessments**") upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District's general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The table below shows the schedule of the proposed O&M Assessments, which are subject to change at the hearing:

Land Use	Total # of Units	Equivalent Assessment Unit Factor	Annual O&M Assessment(1)
Phase IA & IB			
SF 50'	214	1.00	$195.94
Phase IIA & IIB			
SF 50'	129	1.00	$195.94
SF 60'	56	1.20	$234.78
Phase IIIA			
SF 50'	68	1.00	$195.94
Phase IIIB			
SF 50'	51	1.00	$195.94
SF 60'	47	1.20	$234.78

(1) Annual O&M Assessment as stated above for Phases I and II includes County collection costs and early payment discounts. Not applicable to off-roll collections.

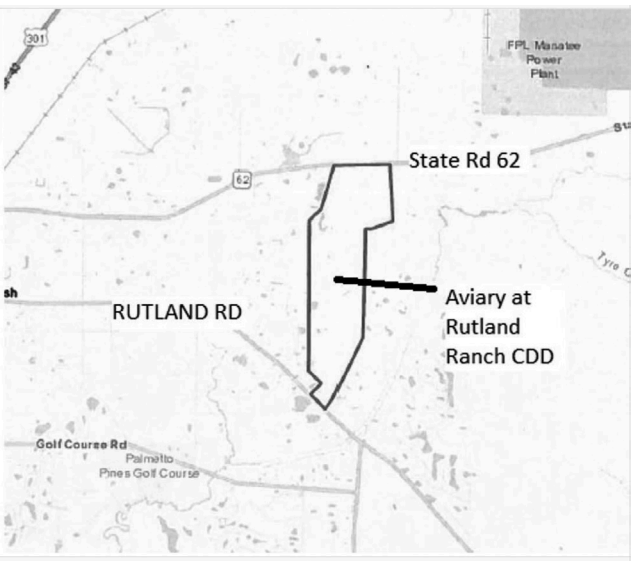
The O&M Assessments will be collected on the County tax roll. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the "maximum rate" authorized by law for operation and maintenance 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), F.S. is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting Wrathell, Hunt and Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, FL 33431, 561-571-0010 ("**District Manager's Office**"). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

Please note that all affected property owners have the right to appear and comment at the public hearings and meeting, and may also file written objections with the District Manager's Office within twenty (20) days of issuance of this notice. Each person who decides to appeal any decision made by the Board with respect to any matter considered at the public hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based. If you have any questions, please do not hesitate to contact the District Manager's Office.

District Manager



July 25, 2025 25-01296M

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
File No.: 2025-CP-1700
IN RE: ESTATE OF EDWIN ANTHONY PALINO,
Deceased

The administration of the estate of EDWIN ANTHONY PALINO, deceased, 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 25, 2025.

Signed on July 21, 2025.

s/ Joseph George Palino, Jr.
Joseph George Palino, Jr.
Petitioner

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 25; August 1, 2025 25-01277M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1444
Division Probate
IN RE: ESTATE OF JOYCE L. BADGETT
Deceased.

The administration of the estate of Joyce L. Badgett, deceased, whose date of death was June 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is July 25, 2025.

Personal Representative
Jeanette Wozniak
c/o BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Attorney for Personal Representative
Edwin M. Boyer, Esq.
Attorney for Personal Representative
Florida Bar Number: 252719
BOYER & BOYER PA
46 N Washington Blvd, Ste 21
Sarasota, FL 34236
Telephone: (941) 365-2304
Fax: (941) 364-9896
Email: emboyer@boyerboyer.com
Secondary Email:
service@boyerboyer.com
July 25; August 1, 2025 25-01290M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 1597
Division Probate
IN RE: ESTATE OF JOHN M. KAUFFELD,
Deceased.

The administration of the estate of John M. Kauffeld, deceased, whose date of death was June 10, 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 the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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 STATUES 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 25, 2025.

Personal Representative
Sylvia Coddington
4505 3rd St. W. Unit 273
Bradenton, FL 34207
Attorney for Personal Representative
Erika Dine, Esq.
Dine Elder Law, PLLC
Attorney for Petitioner
Florida Bar No. 634581
In a joint venture with
Hamilton Price, P.A.
2400 Manatee Ave. W.
Bradenton, FL 34205
Telephone: 941-748-0550
Email: Erika@hamiltonpricelaw.com
Secondary Email:
Tara@hamiltonpricelaw.com
July 25; August 1, 2025 25-01279M

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 1624
IN RE: ESTATE OF JOHN EDWARD BURCUM, AKA JOHN E. BURCUM
Deceased.

The administration of the estate of JOHN E. BURCUM, deceased, whose date of death was June 24, 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, 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 25, 2025.

Debra Ann Riley
Personal Representative
10112 Kingfisher Road East
Bradenton, FL 34209
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 25; August 1, 2025 25-01256M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
FILE NO. 2025-CP-000672
IN RE: ESTATE OF RONALD DESROSIERS

The administration of the estate of Ronald Desrosiers, deceased, whose date of death was December 20, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 25, 2025.

Personal Representative:
/s/ Patricia Desrosiers
Patricia Desrosiers
465 Dunedin Way
Glasgow, KY 42141
Attorney for Personal Representatives:
/s/ Marc J. Soss
Marc J. Soss, Esq
FBN: 0927045
PO Box 110127
Lakewood Ranch, FL 34211
Telephone: (941) 928-0310
Email: mjs@fl-estateplanning.com
July 25; August 1, 2025 25-01278M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-001433-AX
IN RE: ESTATE OF RONALD W. ZABEL,
Deceased.

The administration ofthe Estate of RONALD W. ZABEL, Deceased, whose date of death was May 31, 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 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 of the 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 25, 2025.

PATRICIA P. ZABEL
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 25; August 1, 2025 25-01260M

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-999
IN RE: ESTATE OF DARRELL SLONE,
Deceased.

The administration of the estate of DARRELL SLONE, deceased, whose date of death was February 28, 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 25, 2025.

Helga Seredinski
Personal Representative
Maximilianstr. 28, 82467
Garmisch-Partenkirchen Germany
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 25; August 1, 2025 25-01254M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-001667
IN RE: ESTATE OF Robert B. Daidone
Deceased.

The administration of the estate of Robert B. Daidone, deceased, whose date of death was June 4, 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.

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 DEATHS BARRED.

The date of first publication of this notice is July 25, 2025.

Personal Representative:
Dawna D. Daidone
1929 24th St. Cir. W
Palmetto, FL 34221
Attorney for Personal Representative:
Richard A. Stoffels, Esq.
Email Addresses:
rich.stoffels@stoffelslawgroup.com
Florida Bar No. 0759813
PO Box 530086
St. Petersburg, FL 33747
Telephone: 727-388-6777
July 25; August 1, 2025 25-01282M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1705
Division Probate
IN RE: ESTATE OF ROBERT FREDERICK LUCAS
Deceased.

The administration of the estate of Robert Frederick Lucas, deceased, whose date of death was July 5, 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 25, 2025.

Personal Representative:
Gregory Logan Elliott
5105 Manatee Avenue West, Suite 15A
Bradenton, Florida 34209
Attorney for Personal Representative:
Gregory Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West, Suite 15A
Bradenton, FL 34209
Phone: (941) 792-0173/
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
July 25; August 1, 2025 25-01276M

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-1610
IN RE: ESTATE OF CHERYL ANN KOPMANN,
Deceased.

The administration of the estate of CHERYL ANN KOPMANN, deceased, whose date of death was May 14, 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 25, 2025.

Kelli Susan Manning
Personal Representative
1375 Pasadena Avenue South, #534
South Pasadena, FL 33707
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com
July 25; August 1, 2025 25-01255M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
CASE NO.: 2025-CA-000667
JOY LUCIO,
Plaintiff, v.
SANDRA KERWIN, et.al.,
Defendant.

NOTICE IS HEREBY GIVEN that, pursuant to a Final Judgment of Foreclosure entered in the above-styled cause on July 17, 2025 in the Circuit Court of 12th Judicial Circuit in and for Manatee County, Florida, wherein Joy Lucio is the Plaintiff and Sandra Kerwin, Jason Kerwin and Covered Bridge Estates Community Association, Inc. are Defendants, Angelina (Angel) Colonneso the Clerk of Court of Manatee County, Florida will sell to the highest and best bidder for cash by ELECTRONIC SALE at: www.manatee.realforeclose.com at 11:00AM on October 22, 2025 thc following described property situated in Manatcc County as set forth in said Final Judgment, to wit:

Lot 138, Covered Bridge Estates Phasc 4A, 4B, 5A & 5B, according to the Plat thereof, recorded in Plat Book 44, Page(s) 195, of the Public Records of Manatee County, Florida.

Property address: 5914 Willows Bridge Loop, Ellenton FL 34222

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of lis pendens, must file a claim in accordance with Florida Statutes, Section 45.032.

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.

/s/ Ivan Dimitrov, Ivanov, Esq.
Florida Bar Number 39023
Ivanov Wolf PLLC
3310 W. Cypress Street, Suite 206
Tampa FL 33607
Attorney for Plaintiff
813-563-6646
July 25; August 1, 2025 25-01274M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 412025CA000665CAAXMA
Nationstar Mortgage LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia A. Phillips-Martin a/k/a Patricia A. Martin a/k/a Patricia Martin, Deceased; et al
Defendants.

TO: Joseph Dan Phillips
Last Known Address: 1423 18th St. W, Bradenton, FL 34205

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 8, BLOCK D, TYLER'S SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 34, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

In and for Manatee County:

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

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

DATED on 7/21/2025.

Angelina Colonneso
As Clerk of the Court
(SEAL) By K. Gaffney
As Deputy Clerk

File # 25-F00319
July 25; August 1, 2025 25-01273M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
Case No. 2025-CC-001804
MARINA WALK ON HARBOUR ISLE, A CONDOMINIUM ASSOCIATION, INC.,
Plaintiff, vs.
JEFFREY RYAN RICE, NICOLE DIANA RICE, and UNKNOWN TENANT(S),
Defendants.

TO: JEFFREY RYAN RICE

YOU ARE NOTIFIED that an action for foreclosure on the following property Manatee County, Florida:

Condominium Parcel 380-202 of MARINA WALK ON ONE PARTICULAR HARBOUR, a Condominium f/k/a MARINA WALK ON HARBOUR ISLE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2568, page 361, as amended from time to time, of the Public Records of Manatee County, Florida.

PARCEL ID NO.: 7362420459 ("Property")

Property Address: 380 Aruba Circle, Unit 202, Bradenton, Florida 34209

A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

In and for Manatee County:

If you cannot afford an attorney, contact 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 on this 21ST day of July, 2025.

Angelina Colonneso, Clerk of Court
(SEAL) BY: K. Gaffney
DEPUTY CLERK

RABIN PARKER GURLEY, P.A.
2653 McCormick Drive
Clearwater, Florida 33759
Telephone: (727)475-5535
Counsel for Plaintiff
For Electronic Service:
Pleadings@RPGLaw.com
10483-115
July 25; August 1, 2025 25-01272M

LV20906_V11
SAVE TIME
Email your Legal Notice
legal@businessobserverfl.com • Deadline Wednesday at noon • Friday Publication

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1398
IN RE: ESTATE OF IRENE MOEN
Deceased.

The administration of the estate of Irene Moen, deceased, whose date of death was December 13, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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 25, 2025.

Personal Representative:
Heidi Moen
c/o MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
Attorney for Personal Representative:
Catherine Z. Mackey, Esq.
Florida Bar Number: 657123
MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
July 25; August 1, 2025 25-01284M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION
CASE NO.: 2025CA001022
TH MSR HOLDINGS LLC,
Plaintiff, vs.
DAVID CHARLOT; et al.,
Defendants.

TO: DAVID CHARLOT; 18104 POLO TRAIL LAKEWOOD RANCH, FL 34211

YOU ARE NOTIFIED that an action to foreclose to the following property in Manatee County, Florida:

LOT 115, OF POLO RUN PHASE 1 A & 1 B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Also known as 18104 POLO TRAIL, LAKEWOOD RANCH, FL 34211 (the "Property").

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before **30 days from first publication**, 2025, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

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

DATED on 7/21, 2025.

ANGELINA COLONNESO, ESQ.
CLERK OF THE CIRCUIT COURT
(SEAL) By: DEPUTY CLERK

SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
July 25; August 1, 2025 25-01270M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File Number 2025-CP-1684
IN RE: ESTATE OF KEVIN E. GAGE,
Deceased.

The administration of the ESTATE OF KEVIN E. GAGE, deceased, whose date of death was April 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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 representatives have 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 the first publication of this Notice is 7/25, 2025.

Personal Representatives:
JEFFREY GAGE
c/o 1515 Ringling Blvd., 10th Floor
Sarasota, Florida 34236
THE NORTHERN TRUST COMPANY
By: MICHAEL E. GARLINGTON
Senior Vice President
1515 Ringling Boulevard, Suite 1100
Sarasota, Florida 34236
Attorney for Personal Representatives:
RICHARD R. GANS
Florida Bar No. 0040878
FERGESON SKIPPER, P.A.
1515 Ringling Boulevard, 10th Floor
Sarasota, Florida 34236
(941) 957-1900
rgans@fergesonskipper.com
services@fergesonskipper.com
July 25; August 1, 2025 25-01283M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025 CA 001376 AX
Agency Case No.: 2025-011815
IN RE: FORFEITURE OF: 2015 ORANGE DODGE RAM, VIN# 1C6RR6GT2FS530314; EIGHT HUNDRED TWO DOLLARS ($802.00) IN U.S. CURRENCY; ONE ROLEX WRISTWATCH; ONE GOLD NECKLACE WITH PENDANT; AND ONE GOLD RING

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff s Office, on the following property in Manatee County, Florida: 2015 ORANGE DODGE RAM, VIN# 1C6RR6GT2FS530314; EIGHT HUNDRED TWO DOLLARS ($802.00) IN U.S. CURRENCY; ONE ROLEX WRISTWATCH; ONE GOLD NECKLACE WITH PENDANT; AND ONE GOLD RING, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

DATED: 7/21/2025

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

July 25; August 1, 2025 25-01271M

FIRST INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 2025CA001283AX
Wells Fargo USA Holdings, LLC
Plaintiff, vs.
The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia Smith a/k/a Patricia Ann Green Smith a/k/a Patricia Green Smith a/k/a Patricia Ann Smith f/k/a Patricia Ann Green f/k/a Patricia Green, Deceased; et al
Defendants.

TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Patricia Smith a/k/a Patricia Ann Green Smith a/k/a Patricia Green Smith a/k/a Patricia Ann Smith f/k/a Patricia Ann Green f/k/a Patricia Green, Deceased
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOTS 16 AND 17, BLOCK B, PALMETTO MEMORIAL PARK SUBDIVISION, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 7, PAGE 34, 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 Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before , and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

In and for Manatee County:

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

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

DATED on 7/17/2025.

Angelina Colonneso
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk

File # 25-F01373
July 25; August 1, 2025 25-01261M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
COUNTY CIVIL DIVISION
Case No.: 2024CC003947
ROBERT BARNETT, AS TRUSTEE OF THE RH 401(K) PLAN,
Plaintiff, vs.
JENNIFER S. OCELLO, an individual; BETTY B. SEHRES, an individual; SUMMERFIELD/ RIVERWALK VILLAGE ASSOCIATION, INC.; FOUNDATION FINANCE COMPANY LLC; JANE/JOHN DOE, fictitious names representing unknown tenants in possession; and 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,
Defendants.

NOTICE is hereby given that, pursuant to the Uniform Final Judgment of Foreclosure entered on June 24, 2025 in the above-referenced matter pending in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of this Court will sell the following described property situated in Manatee County, Florida:

Lot 67, Summerfield Village Cypress Banks Subphase G, subdivision according to the plat thereof recorded at Plat Book 34, Page 118-122, in the Public Records of Manatee County, Florida.

For Informational Purposes Only: Property Addresses: 11223 Beebalm Circle, Lakewood Ranch, FL 34202

Together with all improvements now or hereafter erected on the property, and all easements, appurtenances, and fixtures now or hereafter a part of the property.

at public sale, to the highest and best bidder, for cash, on August 6, 2025, beginning at 11:00 a.m., conducted electronically online at the following website: http://www.manatee.realforeclose.com.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

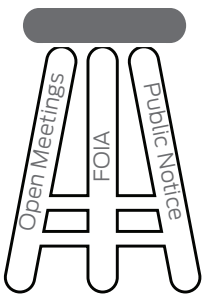
If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (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.

/s/ Lara Roeske Fernandez
LARA ROESKE FERNANDEZ
Florida Bar No.: 0088500
lfernandez@trenam.com
TRENAM, KEMKER, SCHARF, BARKIN, FRYE, O'NEILL & MULLIS, P.A.
101 East Kennedy Boulevard, Suite 2700
Tampa, Florida 33602
Tel: (813) 223-7474 |
Fax: (813) 229-6553
Attorneys for Robert Barnett, as Trustee of the RH 401(k) Plan
July 25; August 1, 2025 25-01275M

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the

three-legged stool
of government transparency



This is not about "newspapers vs the internet".

It's newspapers *and* newspaper websites vs government websites

and newspaper websites have a much larger audience. Moving notice from newspapers to government websites would **reduce the presence of public notices on the internet**

Requiring independent, third-party newspapers to ensure that public notices run in accordance with the law helps

prevent government officials from hiding information

they would prefer the public not to see

Since the first U.S. Congress, public officials have understood that newspapers are the best medium to notify the public about official matters because they contain the

essential elements of public notice:

- **Accessibility**
- **Independence**
- **Verifiability**
- **Archivability**

Publishing notices on the internet is neither cheap nor free

Newspapers remain the primary vehicle for public notice in **all 50 states**

Types Of Public Notices

Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

Stay Informed, It's Your Right to Know.

For legal notice listings go to: **Legals.BusinessObserverFL.com**
To publish your legal notice call: **941-906-9386** or **Legal@BusinessObserverFL.com**

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

SECOND 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.

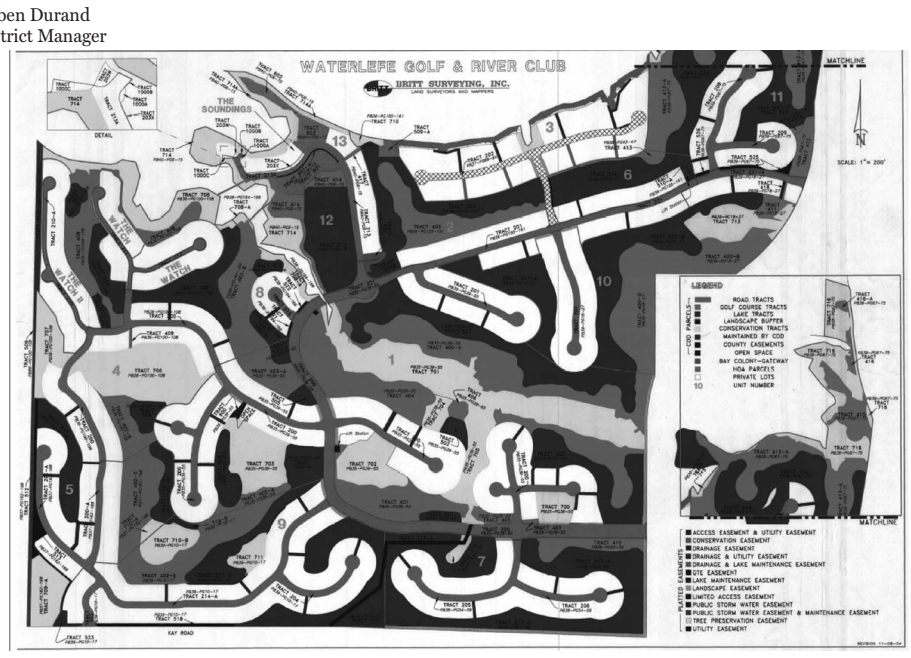
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

SECOND 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.

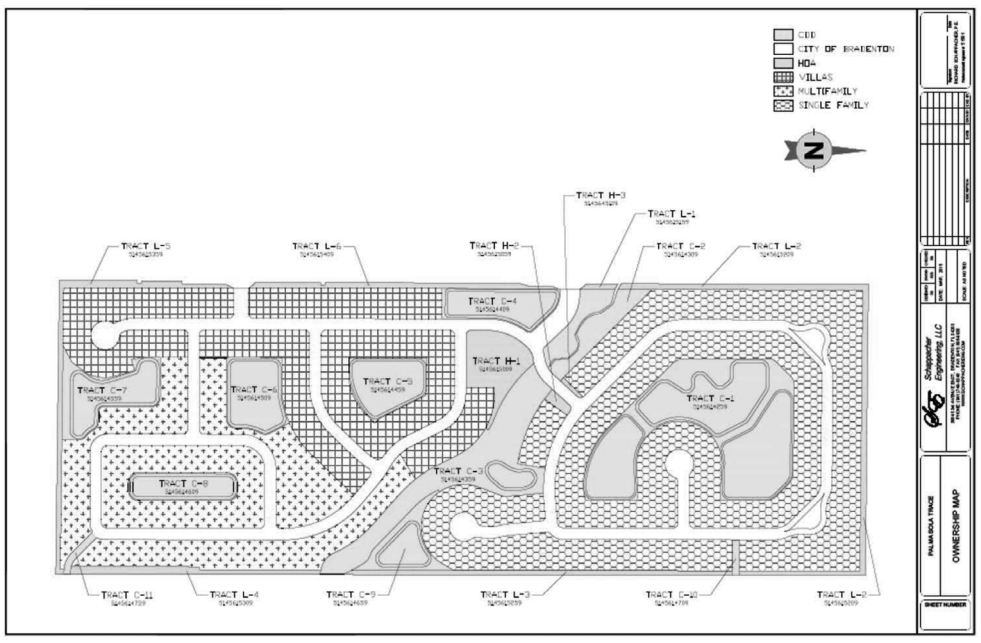
Additional Provisions

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

SECOND 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

SECOND 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

--- PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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.

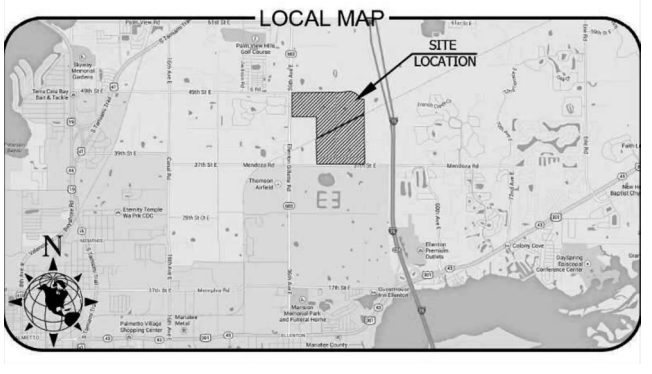
Additional Provisions

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

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-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

SECOND 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

SECOND 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

--- PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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.

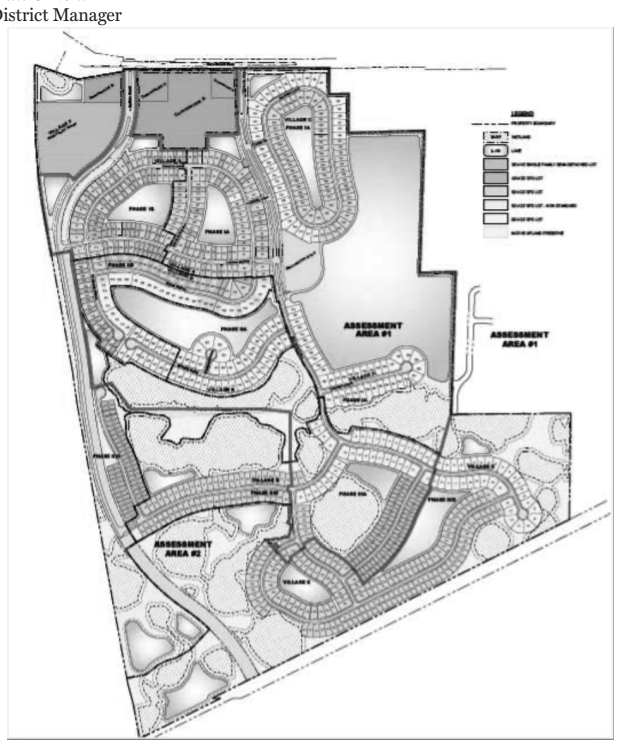
Additional Provisions

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

SECOND 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.

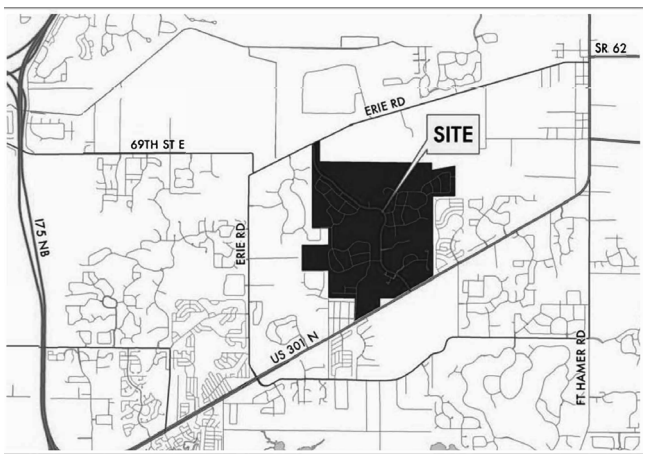
Additional Provisions

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

--- ACTIONS / SALES ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- ESTATE / TAX DEEDS ---

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

SECOND 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 ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

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-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

SECOND 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

SECOND 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

--- TAX DEEDS / PUBLIC SALES ---

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.Storagetreasures.com
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

SECOND 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

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 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

THIRD 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

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

SECOND 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.

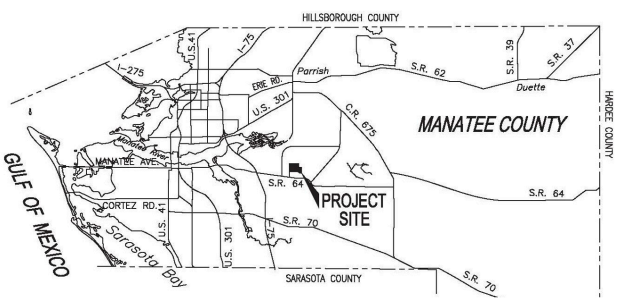
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

SECOND INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 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

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS ---

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

SECOND 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

--- TAX DEEDS / PUBLIC SALES ---

SECOND 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

SECOND 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

SECOND 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

FOURTH 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

FOURTH 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 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

FOURTH 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

FOURTH 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

FOURTH 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

SECOND 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 ---

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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 3164070059 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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

FOURTH 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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Citizen Participation Notices

- Government Meetings and Hearings
- Meeting Minutes or Summaries
- Agency Proposals
- Proposed Budgets and Tax Rates
- Land and Water Use
- Creation of Special Tax Districts
- School District Reports
- Zoning, Annexation and Land Use Changes

Commercial Notices

- Unclaimed Property, Banks or Governments
- Delinquent Tax Lists, Tax Deed Sales
- Government Property Sales
- Permit and License Applications

Court Notices

- Mortgage Foreclosures
- Name Changes
- Probate Rulings
- Divorces and Adoptions
- Orders to Appear in Court

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

1. Accessible

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

2. Archivable

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

3. Independent

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

4. Verifiable

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

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