

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

| FIRST INSERTION | FIRST INSERTION |
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| NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09 NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Cafe W., located at 3550 53rd Ave, in the City of W Bradenton, County of Manatee, State of FL, 34210, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated this 25 of July, 2025. PAPA WALLYS INC. 3550 53rd Ave W Bradenton, FL 34210 August 1, 2025 | 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 GoldenEye Home Inspections located at 1110 Thornbury Dr, in the County of Manatee, in the City of Parrish, Florida 34219 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida. Dated at Parrish, Florida, this 25 day of July, 2025. ROYAL PROPERTY SOLUTIONS LLC August 1, 2025 |
| 25-01320M | 25-01335M |

| FIRST INSERTION |
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| NOTICE OF PUBLIC SALE Notice of Public Auction for monies due on storage units. The auction will be held on August 18, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows. COUNTY Manatee FACILITY 3602 14th Street West Bradenton, FL 34205 NAME UNIT BALANCE Gabriela Gonzales Gallegos 2121 285 ADAM BELAIR 1044 388.9 Edward Pisani 4035 292.35 Alexis Devenish 1115 203.5 Cory Epkin 3060 1212.65 ROB CASBARRO 3023 882.25 Tiana Harris 4068 378.6 James Robertson-Frost 4102 265.3 COUNTY Manatee FACILITY 7735 US 41 Palmetto FL 34221 NAME UNIT BALANCE Chad Williams 153 316.8 HEATHER JEFEK 1256 375.9 Dejanae Cannon 3245 206.8 lynnedrose izidore 202 512.45 Kayla Miller 200 392.2 Gabriela Bermudez 2103 474.6 AARON MATTHEWS 1020 163.2 lynnedrose izidore 157 427.2 TERENCE MCMAHON 152 310.2 August 1, 8, 2025 |
| 25-01313M |

| FIRST INSERTION |
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| 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. 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://buckheadtrailsccd.com/> 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 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.

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| Jayna Cooper <i>District Manager</i> August 1, 2025 | 25-01305M |
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| FIRST INSERTION |
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| Notice of Public Hearing and Board of Supervisors Meeting of the Sawgrass Village Community Development District |

The Board of Supervisors (the “**Board**”) of the Sawgrass Village Community Development District (the “**District**”) will hold a public hearing and a meeting on August 27, 2025, at 1:00 p.m. at the Eves Bend Clubhouse 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. 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://sawgrassvillageccd.com/> 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 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.

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| Jayna Cooper <i>District Manager</i> August 1, 8, 2025 | 25-01318M |
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| FIRST INSERTION | FIRST INSERTION |
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| ADVERTISEMENT OF SALE Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 18th day of August, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Leona Huddleston Sale is subject to cancellation in the event of settlement between owner and obligated party. August 1, 8, 2025 | 25-01309M |
| FIRST INSERTION | 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 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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.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 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.

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| Audette Bruce District Manager August 1, 2025 | 25-01326M |
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| FIRST INSERTION |
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| Notice of Public Hearing and Board of Supervisors Meeting of the Buckhead Trails II Community Development District |

The Board of Supervisors (the “**Board**”) of the Buckhead Trails II 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. 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://buckheadtrails2cdd.com/>, 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 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.

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| Jayna Cooper <i>District Manager</i> August 1, 8, 2025 | 25-01304M |
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| FIRST INSERTION |
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| 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 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. 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://parrishplantationcdd.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.

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| Jayna Cooper <i>District Manager</i> August 1, 2025 | 25-01303M |
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| FIRST INSERTION |
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| FICTITIOUS NAME NOTICE Notice is hereby given that MARIO J FALLUCCA, OWNER, desiring to engage in business under the fictitious name of MARIO’S SIGNATURE SOFTWASH CO. located at 11452 52ND CT E, PARRISH, FLORIDA 34219 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes. August 1, 2025 |
| 25-01346M |

| FIRST INSERTION |
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| NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY |

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 8/21/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

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| Unit D7066 Bryan Tavarez Garcia Unit C4128 Sarah Molina Unit C4116 Robert Martin Unit B3053 Cedrych Conner Unit C4063 Zachary Chamberlain Unit B2102 Jessica Mitchell Unit B2137 Tonya Bradford Daniels Unit B2139 Tonya Bradford Daniels Unit B1023 Andres Garcia Unit C5002 Michael Mckeever Unit B2095 Oleg Pissarenko Unit B2135 Lauren Crigger | Furniture, boxes, totes Furniture, boxes, totes Electronics, totes Tools, electronics, boxes, totes Furniture, bags, totes Furniture, boxes, totes Furniture, boxes, totes Furniture, appliances, boxes, totes Tools, boxes, totes Boxes Furniture, boxes, Furniture, boxes, totes |
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Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814 August 1, 8, 2025

| FIRST INSERTION | FIRST INSERTION |
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| 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 Premium Deck Restoration located at 7353 47th Ave Cir E in the City of Bradenton, Manatee County, FL 34203 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 25th day of July, 2025. Premium Pressure Washing Zach Meinczinger August 1, 2025 | 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 Richard’s Foodportal located at 2601-B Manatee Avenue West in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida. Dated this 30th day of July, 2025. Noel Capital Group, Inc. Andrew Noel August 1, 2025 |
| 25-01330M | 25-01365M |

| FIRST INSERTION | FIRST INSERTION |
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| NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Auction date and time: 08/21/25 @ 10:00AM Sofia Pelham-household items Extra Space Storage 1930 Cortez Rd W, Bradenton, FL, 34207 941-302-9918 www.Storagetreasures.com 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. August 1, 8, 2025 | 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 08/21/25 at 9: 30 AM Charles Wilson- Household Goods/ Furniture The auction will be listed and advertised on www.storage treasures.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. August 1, 8, 2025 |
| 25-01317M | 25-01362M |

| FIRST INSERTION | FIRST INSERTION |
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| 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: Facility Address 5305 Manatee Ave W. Bradenton, FL 34209 Phone Number 561-288-4405 Time of Sale August 21,2025 @ 9:30am Shanessa Anderson three-bedroom house The auction will be listed and advertised on www.storage treasures.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. August 1, 8, 2025 | 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: Facility Address 5225 Caruso Road, Bradenton, FL 34203 Phone Number 941-216-0233 Time of Sale August 21, 2025 @ 11am Jeffrey Cooper Home items, clothes, electronics, kitchen, washer, dryer The auction will be listed and advertised on www.storage treasures.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. August 1, 8, 2025 |
| 25-01321M | 25-01322M |

| FIRST INSERTION | FIRST INSERTION |
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| NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 08/21/2025 at 10:00 AM. DeAndrea Boyd – Household goods Napoleon Pompey – Household goods Robert Patrick McGuire - Paintings, Art supplies Matt Redden – Household goods Jason Wilkinson - Clothing Merchelle Harrell – Household goods The auction will be listed and advertised on www.storage treasures.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 August 1, 8, 2025 | 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 08/21/2025 9:30am Beauty Plus - Misc. household items Teondra Hamilton - Storage bins, air mattress, clothes, boxes of shoes Kristi Hayes- Furniture Lola Anderson - Misc. household items The auction will be listed and advertised on www.storage treasures.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. August 1, 8, 2025 |
| 25-01310M | 25-01312M |

PUBLIC SALES

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 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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.parrishlakescdd.org or may be obtained by contacting the District Manager’s office via email at audette@hikal.com or via phone at (813) 565-4663.

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

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

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

Audette Bruce
District Manager
August 1, 2025

25-01327M

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.curiositycreekcdd.com or may be obtained by contacting the District Manager’s office via email at audette@hikal.com or via phone at (813) 565-4663.

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

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

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

Audette Bruce
District Manager
August 1, 2025

25-01328M

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. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and the agenda may be viewed on the District’s website at least 2 days before the meeting www.villagesofglencreekcdd.org, or may be obtained by contacting the District Manager’s office via email at heather@hikal.com or via phone at (813) 565-4663.

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

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

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

Heather Dille
District Manager
August 1, 2025

25-01329M

FIRST INSERTION

NOTICE OF PUBLIC HEARING TO CONSIDER IMPOSITION OF SPECIAL ASSESSMENTS PURSUANT TO SECTION 170.07, FLORIDA STATUTES, BY THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER ADOPTION OF ASSESSMENT ROLL PURSUANT TO SECTION 197.3632(4)(b), FLORIDA STATUTES, BY THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF REGULAR MEETING OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors (“**Board**”) of Riversong Community Development District (“**District**”) will hold public hearings and a regular meeting at **10:00 a.m. on August 25, 2025, at the Del Webb Bayview Driftwood Club, Art Studio, 8810 Barrier Coast Trail, Parrish, Florida 34219**, to consider the adoption of an assessment roll, the imposition of special assessments to secure proposed bonds on benefited lands within the District, and to provide for the levy, collection, and enforcement of the special assessments on certain lands consisting of Phase 1 of the development within the boundaries of the District. The streets and areas to be improved are geographically depicted below and in the District’s *Master Engineer’s Report*, dated June 2025, (“**Improvement Plan**”). The public hearings are being conducted pursuant to Chapters 170, 190, and 197, *Florida Statutes*. All persons interested may ascertain the description of the property to be assessed and the amount to be assessed to each piece or parcel of property at the District Manager’s office located at 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 (“**District Manager’s Office**”).

The District is a unit of special-purpose local government responsible for providing infrastructure improvements for lands within the District. The infrastructure improvements benefiting Phase 1 of the development with the District (“Phase 1 Improvements”) are currently expected to include, but are not limited to, roadway improvements, stormwater management system, water and wastewater utilities, landscape/hardscape/irrigation improvements, streetlights/undergrounding of electrical utilities, recreational amenities, environmental conservation, and other improvements, all as more specifically described in the Improvement Plan, on file and available during normal business hours at the District Manager’s Office.

The District intends to impose assessments on benefited lands within the Phase 1 of the development within the District in the manner set forth in the District’s *Master Special Assessment Methodology Report*, dated June 12, 2025 (“**Assessment Report**”), which is on file and available during normal business hours at the District Manager’s Office.

The purpose of any such assessment is to secure bonds issued to fund the Phase 1 Improvements. As described in more detail in the Assessment Report, the District’s assessments will be levied against all benefitted lands within Phase 1 of the District. The Assessment Report identifies maximum assessment amounts for each land use category currently expected to be assessed. The method of allocating assessments for the Phase 1 Improvements to be funded by the District will initially be determined on an equal assessment per gross acre basis and will be allocated on an equivalent residential unit (“**ERU**”) basis at the time that such property is platted, site planned, or subjected to a declaration of condominium. Please consult the Assessment Report for more details.

The annual principal assessment levied against each parcel will be based on repayment over thirty (30) years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$22,425,121.49 in debt to be assessed by the District, exclusive of fees and costs of collection or enforcement, discounts for early payment, and interest. The proposed schedule of assessments is as follows:

| Product Type | ERU (per unit) | Maximum Principal (per unit) | Maximum Annual Installment (per unit)* |
|--------------|----------------|------------------------------|--|
| 40’ | 0.8 | \$55,132.44 | \$14,055.30 |
| 50’ | 1.0 | \$68,915.55 | \$17,569.12 |
| 60’ | 1.2 | \$82,698.67 | \$21,082.94 |

**includes collection fees and early payment discount allowances*

The assessments may be prepaid in whole at any time, or in some instances in part, or may be paid in not more than thirty (30) annual installments subsequent to the issuance of debt to finance the Phase 1 Improvements. These annual assessments may be collected on the Manatee County (“**County**”) tax roll by the County Tax Collector. Alternatively, the District may choose to directly collect and enforce these assessments. 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 the publication of this notice.

Also, at **10:00 a.m. on August 25, 2025, at the Del Webb Bayview Driftwood Club, Art Studio, 8810 Barrier Coast Trail, Parrish, Florida 34219**, the Board will hold a regular public meeting to consider any other business that may lawfully be considered by the District. The Board meeting and hearings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The Board meeting and/or the public hearings

may be continued in progress to a date and time certain announced at the meeting and/or hearings.

If anyone chooses to appeal any decision of the Board with respect to any matter considered at the meeting or hearings, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Any person requiring special accommodations at the meeting or hearings because of a disability or physical impairment should contact the District Manager’s Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770 for aid in contacting the District Manager’s Office.

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT



RESOLUTION 2025-32

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT DECLARING SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THOSE INFRASTRUCTURE IMPROVEMENTS WHOSE COST IS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE IMPROVEMENTS TO BE DEFRAYED BY THE SPECIAL ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH SPECIAL ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH SPECIAL ASSESSMENTS SHALL BE PAID; DESIGNATING LANDS UPON WHICH THE SPECIAL ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; ADOPTING A PRELIMINARY ASSESSMENT ROLL; PROVIDING FOR PUBLICATION OF THIS RESOLUTION.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Riversong Community Development District (the “**District**”) hereby determines to undertake, install, plan, establish, construct or reconstruct, enlarge or extend, equip, acquire, operate, and/or maintain the infrastructure improvements for the benefit of Phase 1 of the development within the District (the “**Phase 1 Improvements**”) described in the District’s *Master Engineer’s Report*, dated June 2025, attached hereto as **Exhibit A** and incorporated herein by reference (“**Capital Improvement Plan**”); and

WHEREAS, the lands within the Phase 1 of the development within the District benefit from the District’s Capital Improvement Plan; and

WHEREAS, it is in the best interest of the District to pay the cost of the Phase 1 Improvements by special assessments pursuant to Chapter 190, *Florida Statutes* (the “Assessments”); and

WHEREAS, the District is empowered by Chapter 190, Community Development Districts, Chapter 170, Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Tax Collections, Sales and Liens, *Florida Statutes*, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Phase 1 Improvements and to impose, levy and collect the Assessments; and

WHEREAS, the District hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that special assessments will be made in proportion to the benefits received as set forth in the District’s *Master Special Assessment Methodology Report*, dated June 12, 2025, attached hereto as **Exhibit B** and incorporated herein by reference and on file at the office of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 (the “District Records Office”); and

WHEREAS, the District hereby determines that the Assessments to be levied will not exceed the benefit to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF THE RIVERSONG COMMUNITY DEVELOPMENT DISTRICT:

SECTION 1. Recitals stated above are true and correct and by this reference are incorporated into and form a material part of this Resolution.

SECTION 2. Assessments shall be levied to defray a portion of the cost of the Phase 1 Improvements.

SECTION 3. The nature and general location of, and plans and specifications for, the Phase 1 Improvements are described in **Exhibit A**, which is on file at the District Records Office. **Exhibit B** is also on file and available for public inspection at the same location.

SECTION 4. The total estimated cost of the Phase 1 Improvements is \$50,350,164.92 (the “Estimated Cost”).

SECTION 5. The Assessments will defray approximately \$69,205,000.00, which includes the Estimated Cost, plus financing-related costs, capitalized interest, a debt service reserve, and contingency.

SECTION 6. The manner in which the Assessments shall be apportioned and paid is set forth in **Exhibit B**, including provisions for supplemental assessment resolutions.

SECTION 7. The Assessments shall be levied, within the District, on all lots and lands adjoining and contiguous or bounding and abutting upon the Phase 1 Improvements or specially benefitted thereby and further designated by the assessment plat hereinafter provided for.

SECTION 8. There is on file, at the District Records Office, an assessment plat showing the area to be assessed, with certain plans and specifications describing the Phase 1 Improvements and the estimated cost thereof, all of which shall be open to inspection by the public.

SECTION 9. With respect to each lien securing a series of bonds, the Assessments shall be paid in not more than (30) thirty yearly installments. The Assessments may be payable at the same time and in the same manner as are ad valorem taxes and collected pursuant to Chapter 197, *Florida Statutes*; provided, however, that in the event the uniform non-ad valorem assessment method of collecting the Assessments is not available to the District in any year, or if determined by the District to be in its best interest, the Assessments may be collected as is otherwise permitted by law.

SECTION 10. The District Manager has caused to be made a preliminary assessment roll, in accordance with the method of assessment described in **Exhibit B** hereto, which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment may be divided, which assessment roll is hereby adopted and approved as the District’s preliminary assessment roll.

SECTION 11. The Board shall adopt a subsequent resolution to fix a time and place at which the owners of property to be assessed or any other persons interested therein may appear before the Board and be heard as to the propriety and advisability of the assessments or the making of the Phase 1 Improvements, the cost thereof, the manner of payment therefore, or the amount thereof to be assessed against each property as improved.

SECTION 12. The District Manager is hereby directed to cause this Resolution to be published twice (once a week for two (2) consecutive weeks) in a newspaper of general circulation within Manatee County, provided that the first publication shall be at least twenty (20) days before and the last publication shall be at least one (1) week prior to the date of the hearing, and to provide such other notice as may be required by law or desired in the best interests of the District.

SECTION 13. This Resolution shall become effective upon its passage.

PASSED AND ADOPTED this 12th day of June 2025.

| | |
|---|---|
| ATTEST: | RIVERSONG COMMUNITY DEVELOPMENT DISTRICT |
| /s/ Kristen Suit Secretary/Assistant Secretary | /s/ Melisa Sgro Chair/Vice Chair, Board of Supervisors |

Exhibit A: *Master Engineer’s Report*, dated June 2025
Exhibit B: *Master Special Assessment Methodology Report*, dated June 12, 2025
August 1, 8, 202525-01308M

PUBLIC SALES

FIRST INSERTION

LAKE FLORES 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 Lake Flores Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 19, 2025

TIME: 11:00 a.m.

LOCATION: 8116 Cortez Road W
Bradenton, Florida 34210

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, 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 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
August 1, 2025

25-01332M

FIRST INSERTION

AVIARY AT RUTLAND RANCH 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 Aviary at Rutland Ranch Community Development District (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025

TIME: 5:00 p.m.

LOCATION: 6102 162nd Avenue E.
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 that 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, Florida 33431 (“**District Manager's Office**”), during normal business hours or by visiting the District's website at <https://aviarycdd.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 meeting 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 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.

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
August 1, 2025

25-01334M

FIRST INSERTION

NORTHLAKE STEWARDSHIP 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**”) for the Northlake Stewardship District FKA as Rye Ranch CDD (“**District**”) will hold a public hearing and regular meeting as follows:

DATE: August 20, 2025

TIME: 5:00 p.m.

LOCATION: 6102 162nd Avenue E.
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, 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 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
August 1, 2025

25-01333M

FIRST INSERTION

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

The Board of Supervisors (the “**Board**”) of the Sawgrass Village Community Development District (the “**District**”) will hold a public hearing and a meeting on Wednesday, August 27, 2025, at 1:00 p.m. at the Eves Bend Clubhouse 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 <https://sawgrassvillagecdd.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 vs. Fiscal Year 2025 | | | | | | | | | | |
|---|-------|----------------|----------|---------------|------------------------------------|-------------|---------------|----------------------------|-------------|---------------|
| ASSESSMENT ALLOCATION | | | | | | | | | | |
| Assessment Area One- Parcels 1, 2, & 3 | | | | | | | | | | |
| Product | Units | O&M Assessment | | | Debt Service Series 2023 | | | Total Assessments per Unit | | |
| | | FY 2026 | FY 2025 | Dollar Change | FY 2026 | FY 2025 | Dollar Change | FY 2026 | FY 2025 | Dollar Change |
| Single Family 40' | 54 | \$ 829.37 | \$265.81 | \$ 563.56 | \$1,382.98 | \$ 1,382.98 | \$ - | \$2,212.35 | \$ 1,648.79 | \$ 563.56 |
| Single Family 50' | 217 | \$ 1,036.72 | \$332.27 | \$ 704.45 | \$1,728.72 | \$ 1,728.72 | \$ - | \$2,765.44 | \$ 2,060.99 | \$ 704.45 |
| Single Family 60' | 305 | \$ 1,244.06 | \$398.72 | \$ 845.34 | \$2,074.47 | \$ 2,074.47 | \$ - | \$3,318.53 | \$ 2,473.19 | \$ 845.34 |
| Single Family 70' | 131 | \$ 1,451.40 | \$465.17 | \$ 986.23 | \$2,420.21 | \$ 2,420.21 | \$ - | \$3,871.62 | \$ 2,885.39 | \$ 986.23 |
| | 707 | | | | | | | | | |
| Assessment Area Twoe- Parcels 4A - 4E | | | | | | | | | | |
| Product | Units | O&M Assessment | | | Debt Service Series 2023 | | | Total Assessments per Unit | | |
| | | FY 2026 | FY 2026 | Dollar Change | FY 2026 | FY 2025 | Dollar Change | FY 2026 | FY 2026 | Dollar Change |
| Single Family 40' | 231 | \$ 829.37 | \$265.81 | \$ 563.56 | \$1,382.98 | \$ 1,382.98 | \$ - | \$2,212.35 | \$ 1,648.79 | \$ 563.56 |
| Single Family 50' | 343 | \$ 1,036.72 | \$332.27 | \$ 704.45 | \$1,728.72 | \$ 1,728.72 | \$ - | \$2,765.44 | \$ 2,060.99 | \$ 704.45 |
| Single Family 60' | 104 | \$ 1,244.06 | \$398.72 | \$ 845.34 | \$2,074.47 | \$ 2,074.47 | \$ - | \$3,318.53 | \$ 2,473.19 | \$ 845.34 |
| | 678 | | | | | | | | | |
| Assessment Area Three- Parcel 5 | | | | | | | | | | |
| Product | Units | O&M Assessment | | | ebt Service Series 2023 Undevelope | | | Total Assessments per Unit | | |
| | | FY 2026 | FY 2026 | Dollar Change | FY 2026 | \$0.00 | Dollar Change | FY 2026 | FY 2026 | Dollar Change |
| Single Family 40' | 92 | \$ 829.37 | \$265.81 | \$ 563.56 | \$1,382.30 | \$ 1,382.30 | \$ - | \$2,211.67 | \$ 1,648.11 | \$ 563.56 |
| Single Family 50' | 138 | \$ 1,036.72 | \$332.27 | \$ 704.45 | \$1,727.87 | \$ 1,727.87 | \$ - | \$2,764.59 | \$ 2,060.14 | \$ 704.45 |
| Single Family 60' | 141 | \$ 1,244.06 | \$398.72 | \$ 845.34 | \$2,073.45 | \$ 2,073.45 | \$ - | \$3,317.51 | \$ 2,472.17 | \$ 845.34 |
| | 371 | | | | | | | | | |

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.

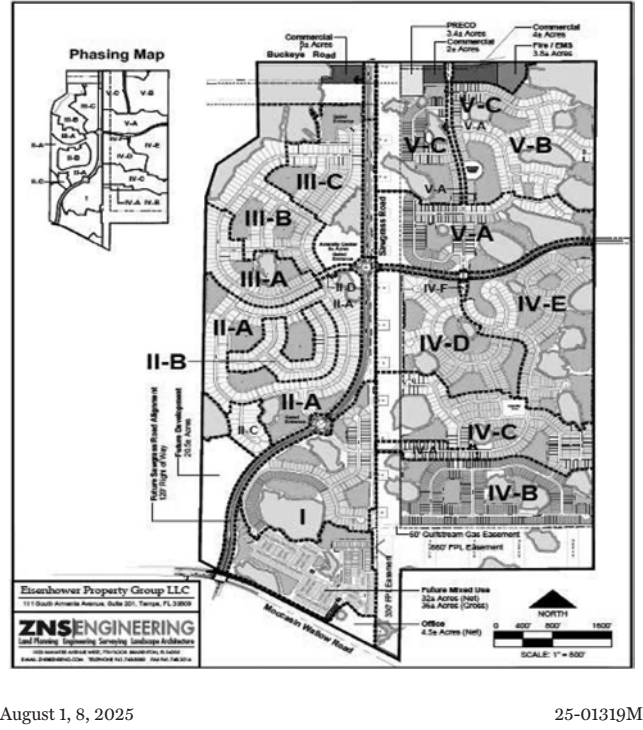
The County Tax Collector will collect the assessments for all lots and parcels within the District. Alternatively, the District may elect to directly collect its assessments in accordance with Chapter 190, Florida Statutes. Failure to pay the District's assessments will cause a tax certificate to be 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



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.

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
August 1, 2025

25-01331M

FIRST INSERTION

NOTICE OF VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY

Manatee County Government does hereby give notice, pursuant to Section 336.10, Florida Statutes, and Section 331 of the Manatee County Land Development Code, that in response to an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel having been made to the Board of County Commissioners of Manatee County, Florida, Resolution R-25-113 was adopted by the Board.

August 1, 2025

25-01355M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 8/21/2025 at 9:30 AM

Eduardo Amaro - household goods, furniture, 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.

August 1, 8, 2025

25-01311M

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Regular Meeting and Public Hearing to Consider Adoption of Assessment Roll and Imposition of Non-Ad Valorem Special Assessments Pursuant to Chapters 170, 190, and 197, Florida Statutes, by the Buckhead Trails II Community Development District

The Board of Supervisors (“Board”) of the Buckhead Trails II Community Development District (“District”) will hold a regular meeting and public hearing on **Wednesday, 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 will be to consider the adoption of an assessment roll and to provide for the levy, collection, and enforcement of proposed non-ad valorem special assessments (“Debt Assessments”) that will secure the District’s proposed special assessment bonds, to be issued in one or more series. At this hearing, the Board will hear testimony from any interested property owners as to the propriety and advisability of the Debt Assessments on all benefitted lands within the District, more fully described in the Expansion Parcel Master Assessment Methodology Report dated July 23, 2025. The proposed bonds will fund the public improvements described in the Master Report of the District Engineer - Expansion Parcel dated July 16, 2025. The Board will sit as an equalizing Board to consider comments on these assessments. The public hearing is being conducted pursuant to Chapters 170, 190, and 197, Florida Statutes.

The annual principal assessment levied against each parcel will be based on repayment over 30 years of the total debt allocated to each parcel. The District expects to collect sufficient revenues to retire no more than \$14,140,000 principal in debt, excluding interest, collection costs and discounts for early payment. The proposed schedule of assessments is as follows:

| Table of Assessments Per Unit Type | | | | | | | | |
|---|----------|------------|-----------|-------|-----------------|------------------------------|-----------------|------------------------------|
| BUCKHEAD TRAILS II EXPANSION PARCEL COMMUNITY DEVELOPMENT DISTRICT | | | | | | | | |
| ALLOCATION METHODOLOGY - SPECIAL ASSESSMENT BONDS ⁽¹⁾ | | | | | | | | |
| PRODUCT | PER UNIT | TOTAL EAUs | % OF EAUs | UNITS | PRODUCT TYPE | | PER UNIT | |
| | | | | | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ | TOTAL PRINCIPAL | ANNUAL ASSMT. ⁽²⁾ |
| Townhome | 0.68 | 133.28 | 100.00% | 196 | \$14,140,000 | \$1,236,020 | \$72,143 | \$6,408 |
| Totals | | 133.28 | 100.00% | 196 | \$14,140,000 | \$1,236,020 | | |

⁽¹⁾ Allocation of total bond principal (i.e., assessment) based on equivalent assessment units. Individual principal and interest assessments calculated on a per unit basis 36 month Maximum Capitalized Interest Period.

⁽²⁾ Includes principal, interest includes discounts less collection fees

The Debt Assessments are anticipated to be initially directly collected in accordance with Chapter 190, Florida Statutes. Alternatively, the District may elect to use the Manatee County Tax Collector to collect the Debt Assessments.

Failure to pay the assessments may subject the property to foreclosure and/or cause a tax certificate to be issued against the property, either of which may result in a loss of title. All affected property owners have the right to appear at the public hearing and the right to file written objections with the District within 20 days of publication of this notice.

At the conclusion of the public hearing, the Board will hold a regular public meeting to consider matters related to the construction of public improvements, to consider matters related to a bond issue to finance public improvements, to consider the services and facilities to be provided by the District and the financing plan for same, and to consider any other business that may lawfully be considered by the District.

The Board meeting and public hearing are open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. The Board meeting and/or the public hearing may be continued in progress to a date and time certain announced at the meeting and/or hearing.

If anyone chooses to appeal any decision made by the Board with respect to any matter considered at the meeting or public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based.

Pursuant to the Americans with Disabilities Act, any person requiring special accommodations at the meeting or hearing because of a disability or physical impairment should contact the District Office at (813) 873-7300 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 office.

Jayna Cooper, District Manager



RESOLUTION NO. 2025-04

A RESOLUTION OF THE BOARD OF SUPERVISORS OF THE BUCKHEAD TRAILS II COMMUNITY DEVELOPMENT DISTRICT DECLARING NON-AD VALOREM SPECIAL ASSESSMENTS; INDICATING THE LOCATION, NATURE AND ESTIMATED COST OF THE PUBLIC IMPROVEMENTS WHICH COST IS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAIDED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE MANNER IN WHICH SUCH DEBT ASSESSMENTS SHALL BE MADE; PROVIDING WHEN SUCH DEBT ASSESSMENTS SHALL BE MADE; DESIGNATING LANDS UPON WHICH SUCH DEBT ASSESSMENTS SHALL BE LEVIED; PROVIDING FOR AN ASSESSMENT PLAT; AUTHORIZING THE PREPARATION OF A PRELIMINARY ASSESSMENT ROLL; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of Supervisors (the “**Board**”) of the Buckhead Trails II Community Development District (the “**District**”) has determined to construct and/or acquire certain public improvements (the “**Project**”) set forth in the plans and specifications described in the *Master Report of the District Engineer - Expansion Parcel* dated July 16, 2025 (the “**Engineer’s Report**”), incorporated by reference as part of this Resolution and which is available for review at the offices of Inframark, located at 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607 (the “**District Office**”); and

WHEREAS, the Board finds that it is in the best interest of the District to pay the cost of the Project by imposing, levying, and collecting non-ad valorem special assessments pursuant to Chapter 190, the Uniform Community Development District Act, Chapter 170, the Supplemental and Alternative Method of Making Local Municipal Improvements, and Chapter 197, Florida Statutes (the “**Debt Assessments**”); and

WHEREAS, the District is empowered by Chapters 190, 170, and 197, Florida Statutes, to finance, fund, plan, establish, acquire, construct or reconstruct, enlarge or extend, equip, operate, and maintain the Project and to impose, levy, and collect the Debt Assessments; and

WHEREAS, the Board hereby determines that benefits will accrue to the property improved, the amount of those benefits, and that the Debt Assessments will be made in proportion to the benefits received as set forth in the *Expansion Parcel Master Assessment Methodology Report* dated July 23, 2025, (the “**Assessment Re-**

port”) incorporated by reference as part of this Resolution and on file in the District Office; and

WHEREAS, the District hereby determines that the Debt Assessments to be levied will not exceed the benefits to the property improved.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE DISTRICT THAT:

- The foregoing recitals are hereby incorporated as the findings of fact of the Board.
- The Debt Assessments shall be levied to defray all of the costs of the Project.
- The nature of the Project generally consists of public improvements consisting of water management and control, water supply, sewer and wastewater management, roads, parks and recreational facilities, undergrounding of electrical power, landscaping, hardscaping, and irrigation, all as described more particularly in the plans and specifications on file at the District Office, which are by specific reference incorporated herein and made part hereof.
- The general locations of the Project are as shown on the plans and specifications referred to above.
- As stated in the Engineer’s Report, the estimated cost of the Project is approximately **\$9,240,000** (hereinafter referred to as the “**Estimated Cost**”).
- As stated in the Assessment Report, the Debt Assessments will defray approximately **\$14,140,000** of the expenses, which includes the Estimated Cost, plus financing related costs, capitalized interest, a debt service reserve and contingency, all of which may be financed by the District’s proposed capital improvement revenue bonds, to be issued in one or more series.
- The manner in which the Debt Assessments shall be made is based upon an allocation of the benefits among the parcels or real property benefited by the Project as set forth in the Assessment Report:
 - For unplatted lands the Debt Assessments will be imposed on a per acre basis in accordance with the Assessment Report.
 - For platted lands the Debt Assessments will be imposed on an equivalent residential unit basis per product type.
- In the event the actual cost of the Project exceeds the Estimated Cost, such excess may be paid by the District from additional special assessments or contributions from other entities. No such excess shall be required to be paid from the District’s general revenues.

9. The Debt Assessments shall be levied in accordance with the Assessment Report referenced above on all lots and lands, within the District, which are adjoining and contiguous or bounding and abutting upon the Project or specially benefited thereby and further designated by the assessment plat hereinafter provided for below.

10. There is on file at the District Office, an assessment plat showing the area to be assessed, with the plans and specifications describing the Project and the Estimated Cost, all of which shall be open to inspection by the public.

11. The Chair of the Board has caused the District Manager to prepare a preliminary assessment roll which shows the lots and lands assessed, the amount of benefit to and the assessment against each lot or parcel of land and the number of annual installments into which the assessment is divided. The preliminary assessment roll is part of the Assessment Report which is on file at the District Office.

12. In accordance with the Assessment Report and commencing with the year in which the District is obligated to make payment of a portion of the Estimated Cost acquired by the District, the Debt Assessments shall be paid in not more than 30 annual installments payable at the same time and in the same manner as are ad valorem taxes and as prescribed by Chapter 197, Florida Statutes; provided, however, that in the event the uniform method of the collection of non-ad valorem assessments is not available to the District in any year, or the District determines not to utilize the provision of Chapter 197, Florida Statutes, the Debt Assessments may be collected as is otherwise permitted by law.

Passed and Adopted on July 23, 2025.

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| Attest: | Buckhead Trails II Community Development District |
| /s/ Jayna Cooper Printed Name: Jayna Cooper []Secretary/[]Assistant Secretary August 1, 8, 2025 | /s/ Carlos de la Ossa Carlos de la Ossa Chair of the Board of Supervisors 25-01337M |

FIRST INSERTION

RYE CROSSING 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 Rye Crossing Community Development District (“District”) will hold the following two public hearings and a regular meeting on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211.**

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 / Acres | ERU | Annual O&M Assessment(1) |
|----------------|--------------------------|----------|--------------------------|
| SF Lot | 200 | 1.0 | \$231.95 |
| Unplanted Land | 119.217 | Per Acre | \$607.95 |

(1) Annual O&M Assessment may also include County collection costs and early payment discounts.

The O&M Assessments may be collected on the County tax roll or by direct bill from the District’s Manager. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected

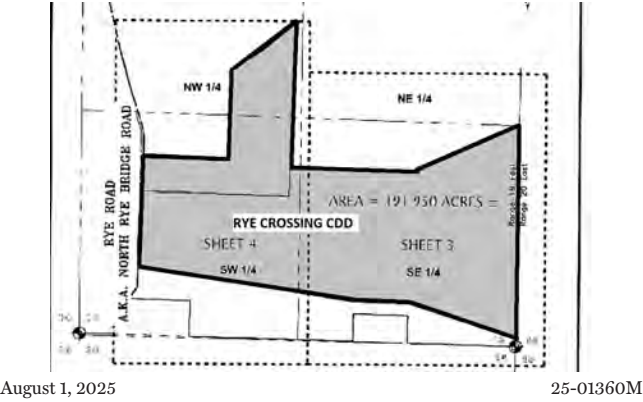
for Fiscal Year 2025/2026. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting **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



| FIRST INSERTION |
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| <p>NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES</p> <p>NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application to vacate a portion of a platted utility easement located on Lot 17, Block A in Bay Lakes Estates Subdivision, Phase 1 plat has been made by Melissa Williams and Gregory Deeg, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2409-0001 and seeks to vacate a portion of a platted utility easement in Bradenton.</p> <p>On the 16th of September 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:</p> <p>RESOLUTION R-25-137</p> <p>A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA, SPECIFICALLY, WITHIN THE BAY LAKES ESTATES SUBDIVISION, PHASE 1, RECORDED IN PLAT BOOK 20, PAGE 67.</p> <p>The subject property of this vacation application is located near and around at 8808 46th Avenue West, in Bradenton and is 21,780 square feet (0.5000</p> |

PUBLIC SALES / ESTATE / ACTIONS ---

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-001666 AX Probate Division IN RE: ESTATE OF Roxanne W. Skinner, Deceased.</p> <p>The administration of the estate of Roxanne Skinner, deceased, whose date of death was May 22, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p> | <p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Michael M. Hamrick 410 43rd Street West, Suite N Bradenton, FL 34209 Attorney for Personal Representative: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 August 1, 8, 202525-01357M</p> |

| FIRST INSERTION | |
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| <p>Notice Under Fictitious Name Law According to Florida Statute Number 865.09</p> <p>NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of OMSmatchpoint located at 11442 Waterway Drive in the City of Parish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.</p> <p>Dated this 25th day of July, 2025.</p> <p>KDS SERVICES, L.L.C. Robert V. Snyders, Jr. August 1, 2025</p> | <p>25-01336M</p> |

| FIRST INSERTION | |
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| <p>Notice of Public Meeting</p> <p>Lakewood Ranch Stewardship District</p> | |

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, August 8, 2025, at 9:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, 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 meeting is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

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| Jane Gaarlandt District Manager August 1, 2025 | 25-01349M |
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| FIRST INSERTION | |
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| <p>PADDOCKS COMMUNITY DEVELOPMENT DISTRICT</p> <p>NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</p> | |

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

| | |
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| DATE: | August 22, 2025 |
| TIME: | 11:00 AM |
| LOCATION: | Hampton Inn & Suites Sarasota/Lakewood Ranch 8565 Cooper Creek Blvd. Sarasota, Florida 34201 |

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

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| District Manager August 1, 8, 2025 | 25-01350M |
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| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000381 Division Probate IN RE: ESTATE OF RICHARD L. BULTEMEYER, Deceased.</p> <p>The administration of the estate of RICHARD L. BULTEMEYER, deceased, whose date of death was July 22, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p> | <p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 1, 2025.</p> <p>Elizabeth A. Herber ELIZABETH A. HERBER Personal Representative 4630 Claremore Chase Fort Wayne, IN 46845 Mary Lynn Desjarlais MARY LYNN DESJARLAIS Attorney for Personal Representative Florida Bar No. 0347469 Desjarlais Law & Title 2750 Stickney Point Rd #201 Sarasota, FL 34231 Telephone: 941-923-3388 Email: mldesjarlais@attorneydesjarlais.com August 1, 8, 202525-01353M</p> |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 1640 NC IN RE: ESTATE OF MARGUERITE W. CINCOTTA, Deceased.</p> <p>The administration of the ESTATE OF MARGUERITE W. CINCOTTA, deceased, whose date of death was April 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> | <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is August 1st, 2025.</p> <p>Personal Representative VERNON R. STEPHENS, JR. c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: 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 August 1, 8, 202525-01345M</p> |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2024CP2901 DIVISION: PROBATE IN RE: ESTATE OF ARTHUR PODGORSKI</p> <p>The Administration of the Estate of Arthur Podgorski, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Mantee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply,</p> | <p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Thomas Podgorski (Jul 27, 2025 13:45:07 EDT) 23332 Beverly Street St. Claire Shores MI 48082 Personal Representative Attorney for Personal Representative: William Galarza, Esq. Florida Bar Number: 0750601 GALARZA LAW FIRM, P.A. 6151 Lake Osprey Drive Suite 300 Sarasota, FL 34240 Telephone: (941) 487-8602 Fax: (941) 296-8017 E-Mail: wgalarza@galarzawalaw.com E-Mail: galarzawilliam@gmail.com August 1, 8, 202525-01338M</p> |

| FIRST INSERTION | |
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| <p>NOTICE OF ACTION FOR QUIET TITLE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 CA 780 RONALD F. THRUM AND JANET D. THRUM, Plaintiffs, vs. BARBARA J. CORSON Defendant. To: Barbara J. Corson 444 45th Avenue North St. Petersburg, FL 33703 YOU ARE NOTIFIED that an action to Quiet Title to the following property in Manatee County, Florida: Unit 277, Tree Lakes Travel Trailer Resort, a Cooperative, located upon the lands described in Exhibit "A" and according to Exhibit</p> | <p>"B" (plot plan, survey and graphic description of improvements) of the Articles of Incorporation of Tree Lakes Association, Inc., a Florida Non-Profit Corporation, as shown in Official Records Book 1043, Page 3299, and any amendments thereto, of Public Records of Manatee County, Florida. 2215 73rd Street East, Lot 277, Palmetto, FL 34221 (hereafter the "Property") has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Charles J. Pratt, Jr., Dye Harrison Knowles Kirkland Pratt & DePaola, PLLC, 1206 Manatee Avenue West, Bradenton, Florida 34205; cpratt@dyeharrison.com, on</p> |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001530-AXMA IN RE: ESTATE OF: TERRANCE JOHN BLAZEVIC a/k/a TERRANCE J. BLAZEVIC, Deceased.</p> <p>The administration of the estate of TERRANCE JOHN BLAZEVIC, also known as TERRANCE J. BLAZEVIC, deceased, whose date of death was March 1, 2025; is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p> | <p>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 1, 2025.</p> <p>GEORGIA BLAZEVIC Personal Representative 12844 Del Corso Loop Bradenton, Florida 34211 Dave M. Evans, Jr., Attorney for Pers Rep. Email: DEvans@leeandevans.com Secondary Email: SKrauss@leeandevans.com Florida Bar No. 1013511 Lee & Evans, P.A. 2601 Cattlemen Road, Suite 503 Sarasota, Florida 34232 Telephone: (941) 954-0067 August 1, 8, 202525-01342M</p> |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 000509AX Division Probate IN RE: ESTATE OF DENNIS COLBERG, a/k/a Dennis Carl Colberg Deceased.</p> <p>The administration of the estate of Dennis Colberg, a/k/a Dennis Carl Colberg, Deceased, whose date of death was December 29, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is 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.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedents death by the decedent or the decedents surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</p> | <p>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against the decedent's estate, including unmaturred, 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 WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Personal Representative: Karen Colberg 6048 28th Street West Bradenton, FL Attorney for Personal Representative Donald W. Anderson Florida Bar Number: 116134 9612 Tavistock Ct. Orlando, FL 32827 Telephone: 612-338-6900 Fax: 612-465-6611 August 1, 8, 202525-01339M</p> |

| FIRST INSERTION | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001048AX IN RE: ESTATE OF Patricia J. Chisholm, Deceased.</p> <p>The administration of the estate of Patricia J. Chisholm, deceased, whose date of death was September 30, 2022, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p> | <p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>John I. Chisholm P.O. Address: 451 Lochmoor Lane, Lake Loon, Nova Scotia B2W 6C8 Canada Personal Representative Hodgson Russ LLP Attorneys for Personal Representative 440 Royal Palm Way Suite 202 Palm Beach, FL 33480 Telephone: (561) 656-8013 By: Paul A. Baldwin, Jr. Esq. Florida Bar No. 376787 Email Addresses: pbaldovin@hodgsonruss.com August 1, 8, 202525-01315M</p> |

| FIRST INSERTION | |
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| <p>or before 9/16, 2025, and file the original with the clerk of this Court at 1115 Manatee Ave. West, Bradenton, FL 34205 either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demand in the complaint or petition.</p> <p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> | <p>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.</p> <p>Dated: 7/29/2025</p> <p>Angelina Colonneso CLERK OF THE CIRCUIT COURT (SEAL) By: K. Gaffney Deputy Clerk Aug. 1, 8, 15, 22, 202525-01359M</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-001522 IN RE: ESTATE OF GREGORY BERT RYDER Deceased.</p> <p>The administration of the estate of GREGORY BERT RYDER, deceased, whose date of death was May 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 3000, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be</p> | <p>MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Robin S. Madson c/o MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584</p> <p>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 August 1, 8, 202525-01325M</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 1285 JUDGE DIANA MORELAND IN RE: ESTATE OF HUGO ROMERO BENAVIDES Deceased</p> <p>The administration of the Estate of Hugo Romero Benavides, deceased, whose date of death was March 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 NO-</p> |

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| <p>TICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Personal Representative: HUGO A. ROMBERO (PR) 218 Seventh Street NE Washington, DC 20002 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 August 1, 8, 202525-01323M</p> |
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| <p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 1431 Judge Diana Moreland IN RE: ESTATE OF CARMEN L. RAMOS Deceased</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Carmen L. Ramos, deceased, Case No. 2025 CP 1431 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 July 9, 2024, that the total value of the estate is approximately \$290,000, including exempt homestead property, and that the name of those to whom it has been assigned by such order is: Gilfredo Ramos Jr., Lisa Ramos and Jose A. Ramos</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> |

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| <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims 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.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Person Giving Notice: GILFREDO RAMOS JR. 4004 Duck Creek Way Ellenton, Florida 34222 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 August 1, 8, 202525-01352M</p> |
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| <p>NOTICE OF SHERIFF'S SALE NOTICE IS HEREBY GIVEN That pursuant to two (2) Alias Writs of Execution issued by the Sarasota Circuit Court of Sarasota County, Florida, on the 7th day of May, 2025, in the cause wherein David S Allen III was plaintiff and David S Allen Jr Individually and as Trustee of the David S Allen III Grandchildren's GST Trust and the David S Allen III Non-Exempt Grandchildren's Trust was defendant, being case number 2022-CA-003145 NC in said Court, I, Charles R. Wells, as Sheriff of Manatee County, Florida, have this day levied upon all the right, title and interest of the DEFENDANT, David S Allen Jr Individually and as Trustee of the David S Allen III Grandchildren's GST Trust and the David S Allen III Non-Exempt Grandchildren's Trust, in and to the following described real property, to-wit: Lot 59, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE FF a/k/a THE DOMINION, according to the map or plat thereof as recorded in Plat Book 43, Page 126, Public Records of Manatee County, Florida 7005 Dominion Lane, Lakewood Ranch, FL 34202</p> <p>and on the 3rd day of September, 2025, at the Crime Prevention Unit located at 600 US Hwy 301 Blvd West Ste 174, Bradenton, Manatee County, Florida, 34205, at the hour of 10:00 a.m., or as soon thereafter as possible, I will offer the said property for sale at public outcry and will sell the same, SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES, if any, to the highest and best bidder for CASH IN HAND, the proceeds to be applied as far as may be to the payment of costs and the satisfaction of the above described execution.</p> <p>In accordance with the Americans with Disabilities Act, persons with disabilities needing a special accommodation to participate in this proceeding should contact Daniel Sanchez, Manatee County Sheriff's Office, 941-747-3011 ext. 2339, Monday through Friday, 8:00 a.m. to 5:00 p.m., not later than seven (7) days prior to the proceedings.</p> <p>CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY: John Dickerman D.S. August 1, 8, 15, 22, 202525-01354M</p> |

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| <p>MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: NATALIE ANN MCMEEKIN Personal Representative c/o Starr Law Offices 8181 US Highway 19 North Pinellas Park, FL 33781 Attorney for Personal Representative: TED STARR Attorney Florida Bar Number: 0779393 8181 US Highway 19 North Pinellas Park, FL 33781 Telephone: (727) 578-5030 Fax: (727) 578-9811 E-Mail: shelly@starrlawoffices.com August 1, 8, 202525-01324M</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 1485 JUDGE DIANA MORELAND IN RE: ESTATE OF TED W. VALENTINE Deceased</p> <p>The administration of the Estate of Ted W. Valentine, deceased, whose date of death was March 5, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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 NO-</p> |

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| <p>TICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Personal Representative: TREVOR W. VALENTINE (PR) 6400 Woodhawk Drive Mayfield Hts., Ohio 44124 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 August 1, 8, 202525-01314M</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO: 2024-CP-000660 IN RE: THE ESTATE OF LEANNE MARIE SCHOOK, Deceased.</p> <p>The administration of the estate of LEANNE MARIE SCHOOK, deceased, whose date of death was January 2, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1051 Manatee Avenue W. Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p> |

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| <p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>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.</p> <p>Attorney for Personal Representative: Jason M. Ponder, Esq. Ayo and Iken, PLC 7651 Ashley Park Ct #411 Orlando, FL 32835 Personal Representative: Keely Taylor Zatrow August 1, 8, 202525-01340M</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001435 Division PROBATE IN RE: ESTATE OF JACK DIAMOND, aka JACK ANDREW DIAMOND, Deceased.</p> <p>The administration of the estate of JACK DIAMOND, also known as JACK ANDREW DIAMOND, deceased, whose date of death was March 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent</p> |

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| <p>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 1, 2025.</p> <p>Signed on this 23rd day of JULY, 2025.</p> <p>VICKI DIAMOND Personal Representative 5 East Stillwater Road Newton, NJ 07860 Alice S. Bowman Attorney for Personal Representative Florida Bar No. 0978485 MacLeod, McGinness & Bowman, P.A. 1800 Second Street, Suite 971 Sarasota, FL 34236 Telephone: 941-954-8788 Email: alice@mandm-law.com Secondary Email: tamara@mandm-law.com August 1, 8, 202525-01343M</p> |
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| <p>MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 1, 2025.</p> <p>Personal Representative: Robin S. Madson c/o MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584</p> <p>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 August 1, 8, 202525-01325M</p> |

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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION Case No. 2025 CP 1589 Judge Diana Moreland IN RE: ESTATE OF LINDA J. STANIUS Deceased</p> <p>The administration of the estate of Linda J. Stanius, deceased, whose date of death was May 16, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice 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.</p> |

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| <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Personal Representative: RICKARD A. STANIUS (PR) 4042 Haines Road #203 Duluth, MN 55811 Attorney for Personal Representatives: JENNIFER L. HAMEY (0123046) Jennifer L. Hamey, PA 3815 US Highway 301 N Ellenton, FL 34222 (941) 932-6217 jenniferhamey@gmail.com August 1, 8, 202525-01351M</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA File No.: 2025-CP-1785 IN RE: ESTATE OF PAUL WILBUR LANDENBERGER, Deceased.</p> <p>The administration of the estate of PAUL WILBUR LANDENBERGER, deceased, File Number 2025-CP-1785, is pending in the Clerk of Court, Manatee County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the Petitioner and the Petitioner's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against 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</p> |

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| <p>PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate, 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.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of first publication of this Notice is August 1, 2025.</p> <p>Signed on July 29, 2025.</p> <p>Cindy Landenberger 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 August 1, 8, 202525-01361M</p> |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 1559 NC IN RE: ESTATE OF JAMES ANTHONY ARENA, Deceased.</p> <p>The administration of the ESTATE OF JAMES ANTHONY ARENA, deceased, whose date of death was January 19, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> |

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| <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of the first publication of this Notice is August 1st, 2025.</p> <p>Personal Representative MEGAN ARENA c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: 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 August 1, 8, 202525-01344M</p> |
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TIME

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FLORIDA'S NEWSPAPER FOR THE G-SUITE
Business
Observer

IV20906_V33

ACTIONS / SALES

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| <p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2022-DP-644Div.J</p> <p>IN THE INTEREST OF: J.A. DOB: 1/31/2024, J.A.A. DOB: 4/16/2025, MINOR CHILDREN</p> <p>TO: Gernecia Perkins, address unknown</p> <p>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 children for adoption: J.A. born on 1/31/2024 and J.A.A born on 4/16/2025. You are hereby commanded to appear on September 9, 2025, at 1:30 PM 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.</p> <p>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</p> | <p>CHILD OR CHILDREN NAMED IN THIS NOTICE.</p> <p>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.</p> <p>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.</p> <p>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 9 day of JULY, 2025.</p> <p>Angelina Colonnese, Clerk of Court (SEAL) By C. Hoatland As Deputy Clerk August 1, 8, 15, 22, 2025 25-01307M</p> |
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| <p>NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 41-2024-CA-001060</p> <p>ATHENE ANNUITY & LIFE ASSURANCE COMPANY, Plaintiff, vs. JACQUELIN E. JONES, et al. Defendant(s).</p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated March 21, 2025, and entered in 41-2024-CA-001060 of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein ATHENE ANNUITY AND LIFE COMPANY is the Plaintiff and JACQUELIN E. JONES; LEGACY MORTGAGE ASSET TRUST 2020-SL1 MORTGAGE-BACKED NOTES, SERIES 2020-SL1, U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE; LEXINGTON HOMEOWNERS' ASSOCIATION, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on August 20, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 132, LEXINGTON, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 42, PAGES 155 THROUGH 172, IN-</p> | <p>CLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>11405 57TH STREET E, PAR-RISH, FL 34219</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the 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.</p> <p>Dated this 30 day of July, 2025.</p> <p>ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 23-146464 - MiM August 1, 8, 2025 25-01367M</p> |
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| <p>RE-NOTICE OF FORECLOSURE SALE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO. 412024CA001350CAAXMA</p> <p>NATIONS DIRECT MORTGAGE, LLC, Plaintiff, vs. RICKY BOWDEN; KRISTEN BOWDEN; Defendants</p> <p>NOTICE IS HEREBY GIVEN pursuant to an Order on Plaintiff's Motion to Cancel the July 22, 2025 Foreclosure Sale and to Reschedule the Foreclosure Sale dated June 24, 2025, and entered in Case No. 412024CA001350CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and RICKY BOWDEN; KRISTEN BOWDEN, are defendants. Angelina M. Colonnese, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 27TH day of AUGUST, 2025, the following described property as set forth in said Final Judgment, to wit:</p> <p>LOT 15, KINGSTON ESTATES, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 16, PAGE 32, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability 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</p> | <p>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.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame al 711.</p> <p>Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>Dated this 23rd day of July, 2025.</p> <p>VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 PHH20085-24/sap August 1, 8, 2025 25-01316M</p> |
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| <p>NOTICE OF ACTION FOR DETERMINATION OF PATERNITY</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Case No.: 2025-DR--1478</p> <p>IN THE INTEREST OF: ANGEL EDUARDO ALVARADO CASTILLO, Child KATHERINE ELIZABETH MARTINEZ CASTILLO, Petitioner and GLORIA ARACELI CASTILLO AND ANGEL ALVARADO SANCHEZ, Respondents</p> <p>TO: ANGEL ALVARADO SANCHEZ, Respondent</p> <p>Respondent's last known address as of December 31, 2017, is 5120 14th Street West, Bradenton FL 34207.</p> <p>YOU ARE NOTIFIED that an action for Determination of Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Katherine Elizabeth Martinez Castillo, Petitioner c/o her Attorney, Kelly A. Rodenas, Esq. at kelly@kellrodenaslaw.com 46 North Washington Blvd., Suite 7, Sarasota, Florida 34236</p> <p>on or before {date} 09/04/2025 and file the original with the clerk of this Court at {clerk's address} 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do</p> | <p>so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided: {insert "none" or, if applicable, the legal description of real property, a specific description of personal property, and the name of the county in Florida where the property is located}</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>Dated: JULY 24 2025</p> <p>Angelina Colonnese Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: Trista Winningham Leblanc Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01358M</p> |
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| <p>NOTICE OF ACTION FOR Petition to Disestablish Paternity.</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 19-DR-2610</p> <p>DIVISION: 4</p> <p>IN RE: THE MATTER OF ROBERT DONALD PIETSCH, Petitioner/Father, and, MICHELLE PAULETTE SCHMOTZER, Respondent/Mother, JEROME RUCQUOY, Respondent.</p> <p>TO: JEROME RUCQUOY 59 AVENUE RAQUEL MELLEN 06930 VILLEFRENCHÉ SUR MER 0033634492</p> <p>YOU ARE NOTIFIED that an action for Petition to Disestablish Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Dezerac M. Betancourt, Esq. for ROBERT DONALD PIETSCH, whose address is 1228 E. 7th Ave., Ste. 100 Tampa, FL 33605, on or before 9/8/2025, and file the original with the clerk of this Court at 1115 Manatee Ave W, Bradenton, FL 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation</p> | <p>of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or mailed to the addresses on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>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.</p> <p>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.</p> <p>Dated: 07/28/2025.</p> <p>CLERK OF THE CIRCUIT COURT (SEAL) By: C. Gaskin Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01366M</p> |
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| <p>NOTICE OF ACTION; CONSTRUCTIVE SERVICE - PROPERTY</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION</p> <p>CASE NO.: 2025-CA-000576</p> <p>NEXUS NOVA LLC, Plaintiff, vs. TONY CARPENTER; et al., Defendant(s).</p> <p>TO: UNKNOWN HEIRS OF TONY CARPENTER; 8705 SPRUCE HILLS CT, UNIT 1201, LAKEWOOD RANCH, FL 34202</p> <p>UNKNOWN SPOUSE OF TONY CARPENTER; 8705 SPRUCE HILLS CT, UNIT 1201, LAKEWOOD RANCH, FL 34202</p> <p>YOU ARE NOTIFIED that an action to foreclose to the following property in Manatee County, Florida:</p> <p>UNIT 1201, BUILDING 12, PHASE 2, WILLOWBROOK A CONDOMINIUM, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 2187, PAGES 2990, ET. SEQ., AS AMENDED FROM TIME TO TIME, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Also known as 8705 SPRUCE HILLS CT, UNIT 1201, LAKEWOOD RANCH, FL 34202.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtul-</p> | <p>la, 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, 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.</p> <p>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.</p> <p>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.</p> <p>DATED on July 25, 2025.</p> <p>ANGELINA COLONNESO, ESQ. CLERK OF THE CIRCUIT COURT (SEAL) By: K. Gaffney 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 August 1, 8, 2025 25-01347M</p> |
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| <p>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</p> <p>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024-DP-093 Div.J</p> <p>IN THE INTEREST OF: J.C. M DOB: 11/24/2014, MINOR CHILD</p> <p>TO: Chris Morran, address unknown</p> <p>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: J.C.M born on 11/24/2014. You are hereby commanded to appear on September 9, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr., at the Manatee Courthouse, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34205, for an ADVISORY HEARING.</p> <p>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</p> | <p>THIS NOTICE.</p> <p>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.</p> <p>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.</p> <p>WITNESS, my hand as Clerk of said Court and the Seal thereof, this 28 day of JULY, 2025.</p> <p>Angelina M. Colonnese, Clerk of Circuit Court Manatee County, Florida (SEAL) By: C. Hoatland As Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01348M</p> |
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| <p>NOTICE AND ORDER TO SHOW CAUSE</p> <p>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>GENERAL CIVIL DIVISION</p> <p>CASE NO: 2025-CA-001252</p> <p>RIVERSONG COMMUNITY DEVELOPMENT DISTRICT, a local unit of special-purpose government organized and existing under the laws of the State of Florida, Plaintiff, v. THE STATE OF FLORIDA AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF RIVERSONG COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN AND OTHERS HAVING OR CLAIMING ANY RIGHTS, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF THE BONDS HEREIN DESCRIBED, OR TO BE AFFECTED IN ANY WAY THEREBY, Defendants.</p> <p>TO THE STATE OF FLORIDA, AND THE TAXPAYERS, PROPERTY OWNERS AND CITIZENS OF RIVERSONG COMMUNITY DEVELOPMENT DISTRICT, INCLUDING NON-RESIDENTS OWNING PROPERTY OR SUBJECT TO TAXATION THEREIN, AND OTHERS HAVING OR CLAIMING ANY RIGHT, TITLE OR INTEREST IN PROPERTY TO BE AFFECTED BY THE ISSUANCE OF RIVERSONG COMMUNITY DEVELOPMENT DISTRICT SPECIAL ASSESSMENT BONDS AND LEVY OF SPECIAL ASSESSMENTS, OR TO BE AFFECTED IN ANY WAY THEREBY:</p> <p>Riversong Community Development District (the "District") having filed its Complaint for validation of not to exceed \$69,205,000 Riversong Community Development District Special Assessment Bonds, in one or more series (the "Bonds") and the special assessments levied securing such Bonds pursuant to Chapters 170, 190, and 197, Florida Statutes (the "Special Assessments"), and it appearing in and from said Complaint and the Exhibits attached thereto that the District has adopted a resolution authorizing the issuance of the Bonds for the purpose of providing funds, together with other available funds, for paying the costs of planning, financing, acquiring, constructing, reconstructing, equipping and installing improvements as part of its Capital Improvement Program (as defined in said Complaint), and it also appearing that all of the facts required to be stated by said Complaint and the Exhibits by Chapter 75, Florida Statutes, are contained therein, and that</p> | <p>the District prays that this Court issue an order as directed by said Chapter 75, and the Court being fully advised in the premises:</p> <p>NOW, THEREFORE, IT IS ORDERED that all taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, and the State of Florida, through the State Attorney of the Twelfth Judicial Circuit, in and for Manatee County, Florida (the "Parties"), appear on Tuesday, September 2, 2025, at 1:45 p.m. before the Honorable D. Ryan Felix, via Zoom Application (information below), and show cause if any there be why the prayers of said Complaint for the validation of the Bonds should not be granted and the Bonds, the proceedings therefore, and other matters set forth in said Complaint, should not be validated as prayed for in said Complaint. The parties and public may access the hearing via the following Zoom link: https://www.zoom.us, Meeting ID: 971 0511 7699, Password 525253, or by calling one of the following numbers and entering the same Meeting ID: (253) 215-8782; (470) 250-9358; (786) 635-1003; or (301) 715-8592.</p> <p>IT IS FURTHER ORDERED that prior to the date set for the hearing on said Complaint for validation, the Clerk of this Court or the Plaintiff, on behalf of the Clerk of this Court, shall cause a copy of this Notice and Order to be published in a newspaper published and of general circulation in Manatee County, being the County wherein said Complaint for validation is filed, at least once each week for two (2) consecutive weeks, commencing with the first publication which shall not be less than twenty (20) days prior to the date set for said hearing.</p> <p>IT IS FURTHER ORDERED that by such publication of this Notice and Order, the State of Florida, and the several taxpayers, property owners and citizens of the District, including non-residents owning property or subject to taxation therein, and others having or claiming any rights, title or interest in property to be affected by the issuance of the Bonds and levy of Special Assessments, or to be affected in any way thereby, shall be and are made party defendants to this proceeding, and that this Court shall have jurisdiction of them to the same extent as if specifically and personally named as defendants in said Complaint and personally served with process in this cause.</p> <p>DONE AND ORDERED in Manatee County, Florida this 30th day of June 2025.</p> <p>The Honorable D. Ryan Felix Circuit Court Judge August 1, 8, 2025 25-01363M</p> |
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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

9520201

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ACTIONS ---

FOURTH 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, con-

tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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 Colonnese
Clerk of the Circuit Court
By: Deputy Clerk

July 11, 18, 25; Aug. 1, 2025

25-01159M

SECOND 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.taraecd.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.

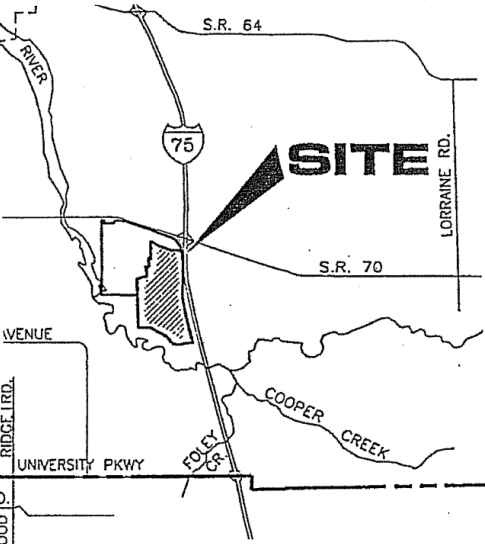
The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The public hearings and meeting may be continued to a date, time, and place to be specified on the record at the hearings or meeting.

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, 202525-01281M

SECOND INSERTION

SECOND 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 48CK12RFP1860 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, 202525-01298M

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 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, 202525-01301M

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 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, 202525-01302M

SECOND 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, 202525-01293M

SECOND 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://southpointeofmanateecountyd.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, 202525-01262M

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

We offer an online payment portal for easy credit card payment

Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call 941-906-9386 and select the appropriate County name from the menu option or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20873_120

| SECOND INSERTION | | | |
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| 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 |
| | | | |
| 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 | | | |

| SECOND 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. | 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 |
| | |
| 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 | |

| SECOND INSERTION | |
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| 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. | 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 |
| | |
| 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 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 | |

| SECOND INSERTION | |
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| 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. | 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 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, PER- RON, 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 |
| | |
| 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 must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS | |

| SECOND INSERTION | |
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| 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 | |
| | |
| SECOND 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 of the 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 | |
| | |
| 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-999 IN RE: ESTATE OF DARRELL SLONE, Deceased. | 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 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, PER- RON, 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 |
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| SECOND INSERTION | |
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| 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. | 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. |
| | |
| 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 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 | |
| | |
| SECOND 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. | 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 |
| | |
| 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 | |

| SECOND INSERTION | |
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| 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 must file their claims with this court WITHIN 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. |
| | |
| 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 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 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, PER- RON, 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 |
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| SECOND INSERTION | |
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| 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 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 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, PER- RON, 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 |
| | |
| 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. | |

--- ACTIONS / SALES ---

SECOND 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) Colonnese 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 the
following described property situated
in Manatee 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 Pub-
lic 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 disabil-
ity who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941)741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
/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

SECOND 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, ACCORD-
ING TO THE MAP OR PLAT
THEREOF, AS RECORDED IN
PLAT BOOK 2, PAGE(S) 34, OF
THE PUBLIC RECORDS OF
MANATEE COUNTY, FLORI-
DA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-
tiff'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 ei-
ther before service on the Plaintiff's at-
torney or immediately thereafter; oth-
erwise a default will be entered against
you for the relief demanded in the com-
plaint or petition.
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
DATED ON 7/21/2025.
Angelina Colonnese
As Clerk of the Court
(SEAL) By K. Gaffney
As Deputy Clerk
File # 25-F00319
July 25; August 1, 2025 25-01273M

SECOND 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 prop-
erty 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 be-
fore 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 imme-
diately 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, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
WITNESS my hand and the seal
of this Court on this 21ST day of July,
2025.
Angelina Colonnese, 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

SECOND 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 pend-
ing 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 represen-
tative and the personal representative's
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal representative has no

duty to discover whether any property
held at the time of the decedent's death
by the decedent or the decedent's sur-
viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228,
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
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

SECOND 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 pend-
ing 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 represen-
tatives and the personal representatives'
attorney are set forth below.
All creditors of the decedent and oth-
er persons having claims or demands
against decedent's estate on whom a
copy of this notice is required to be
served must file their claims with this
court ON OR BEFORE THE LATER
OF 3 MONTHS AFTER THE TIME
OF THE FIRST PUBLICATION OF
THIS NOTICE OR 30 DAYS AFTER
THE DATE OF SERVICE OF A COPY
OF THIS NOTICE ON THEM.
All other creditors of the decedent
and other persons having claims or de-
mands against decedent's estate must
file their claims with this court WITH-
IN 3 MONTHS AFTER THE DATE OF
THE FIRST PUBLICATION OF THIS
NOTICE.
The personal 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 sur-

viving spouse is property to which the
Florida Uniform Disposition of Com-
munity Property Rights at Death Act
as described in ss. 732.216-732.228
applies, or may apply, unless a written
demand is made by a creditor as spec-
ified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN
THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE
TIME 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 COM-
PANY**
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

SECOND 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 Pa-
tricia 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, FLORI-
DA.

has been filed against you and you are
required to serve a copy of your written
defenses, if any, to it on Julie York, Es-
quire, Brock & Scott, PLLC., the Plain-

tiff'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 de-
manded in the complaint or petition.
THIS NOTICE SHALL BE PUB-
LISHED ONCE A WEEK FOR TWO
(2) CONSECUTIVE WEEKS
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal as-
sistance or do not know an attorney,
you may email an attorney referral
service (listed in the phone book) or
contact the Florida Bar Lawyer Refer-
ral Service at (800) 342-8011.
If you are a person with a disabil-
ity who needs any accommoda-
tions in order to participate in this
proceeding, you are entitled,
at no cost to you, to the pro-
vision of certain assistance. Please
contact the 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 im-
mediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
DATED ON 7/17/2025.
Angelina Colonnese
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk
File # 25-F01373
July 25; August 1, 2025 25-01261M

SECOND 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 PUB-
LIC 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 Remtul-
la, LLP, the plaintiff's attorney, whose
address is 6801 Lake Worth Road, Suite
100E, Greenacres, FL 33467, on or be-
fore **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

demanded in the complaint or petition.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Bradenton,
Florida 34206, (941) 741-4062, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.
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

SECOND 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 DE-
SCRIBED:
YOU ARE NOTIFIED that an action
pursuant to the Florida Contraband For-
feiture 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 re-
quired to serve a copy of your written
defenses to it, if any, on the Attorney for
Petitioner, Brian A. Iten, General Coun-
sel, 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 de-
manded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, con-
tact Gulfoast Legal Services at (941)
746-6151 or www.gulfoastlegal.org,
or Legal Aid of Manasota at (941) 747-
1628 or www.legalaidofmanasota.org.
If you do not qualify for free legal assis-
tance or do not know an attorney, you
may email an attorney referral service
(listed in the phone book) or contact
the Florida Bar Lawyer Referral Service
at (800) 342-8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you, to
the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Bradenton,
Florida 34206, (941) 741-4062, at least
seven (7) days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than seven (7) days; if you are hearing
or voice impaired, call 711.
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

SECOND 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. SEHRIS,
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 Cy-
press Banks Subphase G, subdivi-
sion 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 Bee-
balm 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 IN-
TEREST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN
THE PROPERTY OWNER AS OF
THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM WITHIN 60
DAYS AFTER THE SALE.
If you are a person with a disabili-
ty who needs any accommodation in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941)741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
/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

lv20906_vii

SAVE TIME

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

| | | | | | |
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| 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01177M | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01176M | |
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| 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01186M | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01188M | | 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 WITH AND INCLUDING THE 1973 RITZ-CRAFT MOBILE HOME LOCATED THEREON, IDENTIFICATION NOS. 130870084211A AND 130870084211B, TITLE NOS. 57311162 AND 57311161, 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01179M | |
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| 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 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 | | 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 THE S R/W OF MEMPHIS RD FOR 216.0 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 DEG 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 216.0 FT TO THE POB (APPROX | | 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 THE S R/W OF MEMPHIS RD FOR 216.0 FT TO THE POB (APPROX | |
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| 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 150.00 FT; THENCE S EASTERLY 235.60 FT ALONG THE ARC OF A CURVE THROUGH A CENTRAL ANGLE OF 90 DEGREES 00 MIN SEC TO THE END OF SAID CURVE; THENCE S 0 DEGRES 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 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 HAVING A RADIUS OF 150 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 DEGRES 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 -9 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 #2322000002, 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 FT; 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01187M | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01185M | |
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| 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01170M | | 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 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01173M | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01173M | |
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| 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 | | | | | |

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| 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 BHFLS-NA801120 (Title No. 19258132) and the contents therein, if any, abandoned by former tenant, Margaret J. Riffin 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 | | 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 | |
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| 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01167M | |
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| 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01181M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01165M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01169M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01178M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01172M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01168M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01168M | |
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| 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-RIITT 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 | | 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 Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01168M | |
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| 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-RIITT 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 | | 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. | |