

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF LANDSCAPE COMMITTEE MEETING OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT BOARD OF SUPERVISORS

The Board of Supervisors of the Waterlefe Community Development District will hold a special Landscape Committee Meeting for the Waterlefe Community Development, at 1:00 PM on August 15, 2025, at the Waterlefe Golf Club at 1022 Fish-hook Cove, Bradenton, Florida 34212.

There may be occasions when one or more Supervisors or committee members will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this joint special meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the special meeting 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 the appeal is to be based.

Waterlefe Community Development District

Ruben Durand
District Manager
August 8, 2025

25-01378M

FIRST INSERTION

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

Notice is given that the District's Final Agency Action is approval of a Petition for Formal Determination of Wetlands and Other Surface Waters to serve agriculture activities on 683.82 acres known as Lone Valley. The project is located in Hillsborough, Manatee County, Section(s) 5,6 Township 33 South, Range 19 East. The petitioner is Lennar Homes, LLC whose address is 4309 W Boy Scout Blvd, Ste. 600 Tampa, FL 33607. The Petition No. is 897981/42048654.000.

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

NOTICE OF RIGHTS

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

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

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

August 8, 2025

25-01373M

FIRST INSERTION

WILLOW HAMMOCK 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 Willow Hammock Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 6:00 p.m.
LOCATION: Willow Hammock Community Association
Amenity Center
Pool Deck
4002 Willow Branch Place
Palmetto, Florida 34221-2784

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: 1-877-276-0889 ("District Manager's Office"), during normal business hours, or by visiting the District's website at willowhammockcdd.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 8, 15, 2025

25-01390M

FIRST INSERTION

PUBLIC NOTICE OF SALE

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Thomas Doss Sr 01608 Misc items. Ryan Roark 00318 Misc Items. Andrea Decker 01084 Misc items. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

August 8, 15, 2025

25-01369M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 917111 from Gamble Creek, L.C., 3225 E. SR 64, Bradenton, FL 34212. Application received: May 12, 2025. Proposed activity: private school. Project name: Parrish Private School (ELC-5). Project size: 5.104+/- acres. Location: Section(s) 3, Township 34 South, Range 19 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Bureau, 7601 U.S. Highway 301 North, Tampa, Florida 33637 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

August 8, 2025

25-01393M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by CNL Bradenton 44th BLK B LLC, a Florida limited liability company, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2410-0002 and seeks to vacate a portion of a platted easement located at 10725 Technology Terrace, Bradenton, FL 34211 in the Lakewood Ranch Business Subdivision plat.

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:

RESOLUTION R-25-132

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PUBLIC UTILITY EASEMENT WITHIN A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA, SPECIFICALLY, WITHIN THE LAKEWOOD RANCH BUSINESS PARK, PHASE 1, AS RECORDED IN PLAT BOOK 50, PAGE 98.

The subject property of this vacation application is located at 10725 Technology Terrace, Bradenton, FL 34211, and is 240 square feet (0.005 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is PD-MU and IL, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3672.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 792- 8784 Ext. 8203 or carmine.demilio@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.

August 8, 2025

25-01401M

FIRST INSERTION

NOTICE OF PUBLIC SALE

To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified.

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690
Time: 09:45 AM
Sale to be held at www.storagetreasures.com.
0067 - Buckingham, Whitney; 0091 - Dougan, Kasey; 0115 - Dougan, Kasey; 0118 - Driver, Tierra; 0126 - Scott, Brea; 0147 - Williams, Melody Frazier; 0187 - Hanna, George; 0193 - Bateman, Tracy; 0348 - Butterfield, Raymond; 1006 - reid, Travion; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 4186 - Harris, Gwindolyn; 4191 - Davenport, Norma; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078
Time: 10:45 AM
Sale to be held at www.storagetreasures.com.
0475 - Watkins, Crystal; 0499 - Headley, Danielle; 0531 - wiggins, Marybeth; 0612 - Gonzalez, Luciana; 0627 - Aldeya, Evens; 0648 - Haeussler, Johann; 0706 - Gaskin, Cameron; 0804 - Saincilus, Anita; 0825 - Wilson, Logan; 0838 - Alexander, Terrika; 0849 - Yacin, Charlene; 2047 - Sawyers, Latetia

PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531
Time: 11:00 AM
Sale to be held at www.storagetreasures.com.
A18CC - Baker-Lebel, Alesis; A26 - Kreitzer, Heather; B03CC - Aragon, Daniel; B11CC - Farrell, Jeanne; C04 - Welsh, Margaret; C06 - Lindsay, John; C09 - carpenito, patricia; D34CC - Trail, Tony; E14 - Lindsay, John; F09CC - Farrell, Jeanne; F12CC - oneal, Alatrzyce; G07CC - Sable, Michael; L17CC - Pittman, Christina

FIRST INSERTION

RYE CROSSING COMMUNITY DEVELOPMENT DISTRICT

NOTICE OF PUBLIC HEARING TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2025/2026 BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") of the Rye Crossing Community Development District ("District") will hold a public hearing on **August 27, 2025 at 2:00 p.m., and at Star Farms Amenity Center, 18360 Star Farms Loop, Lakewood Ranch, Florida 34211** for the purpose of hearing comments and objections on the adoption of the proposed budget(s) ("Proposed Budget") of the District for the fiscal year beginning October 1, 2025 and ending September 30, 2026 ("Fiscal Year 2025/2026"). A regular board meeting of the District will also be held at that time where the Board may consider any other business that may properly come before it. A copy of the agenda and Proposed Budget may be obtained at the offices of the **District Manager, c/o Wrathell, Hunt and 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, <https://ryecrossingcdd.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 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 8, 2025

25-01391M

FIRST INSERTION

CODDINGTON 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 Coddington Community Development District ("District") will hold a public hearing and regular meeting as follows:

DATE: August 27, 2025
TIME: 2:00 p.m.
LOCATION: Star Farms Amenity Center
18360 Star Farms Loop
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 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, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 ("District Manager's Office"), during normal business hours, or by visiting the District's website at <https://www.coddingtoncdd.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 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 8, 15, 2025

25-01389M

FIRST INSERTION

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473
Time: 12:30 PM
Sale to be held at www.storagetreasures.com.
A019 - Groce, James; A032 - Arline, Acacia; A067 - Maxwell, Hermeana; A068 - capwell, Nikki; A075 - Helmes, Richard; C040 - crisp, Renee; C066 - green, Angel; C103 - Bowers, Christine; D016 - Dorante, Kareem; D039 - Hernandez, Jose; D068 - Arguez, Angeline; E001 - Wagner, Tamara; E022 - Carelli, Floyd; F027 - Duche, Lori; F031 - Martinez, Rafael; F047 - Angell, Destinee; G036 - Mendez, Elida; H005 - Frisch, George; H032 - Cochenour, Michele; H055 - Lewis, Anthony; J040 - Jackson, Terrance

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430
Time: 11:30 AM
Sale to be held at www.storagetreasures.com.
1114 - prince, carenthia; 2345 - Power, Krystle; 2526 - martinez, Wuanda; 3003 - Rey, Francisco; 3029 - Sherrod, Kyle; 3164 - McGee Jr., Roland; 3201 - Butler, Kaleigh; 3307 - Freddes, Julee; 3341 - Hall, Reginald; 3359 - Ford, John; 3507 - hallett, Tammy

PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339
Time: 01:00 PM
Sale to be held at www.storagetreasures.com.
0183 - Scarberry, Niocca; 0210 - camarillo, Joanna; 0222 - Foster, Michael; 0299 - Nada, Charmaine; 1057 - Foy, Yves; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2021 - Olmeda, Jose; 2062 - Carden, Timothy; 2079 - Bell, Alfred; 2179 - Torres, Michael; 2187 - Crawford, Ashley; 3160 - Gonzalez, Aminda; 3167 - Wamsley, Donald

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

August 8, 15, 2025

25-01370M

PUBLIC SALES / ESTATE ---

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Growing by Design located at 3410 47th Avenue East 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 3rd day of August, 2025.		
Ryon B. Eisen		
August 8, 2025	25-01387M	

FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Blocks Ai located at 8130 Lakewood Main St suite 103, in the County of Manatee, in the City of Bradenton, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated at Bradenton, Florida, this 01st day of August, 2025.		
UGENEUS DESIGN, LLC		
August 8, 2025	25-01377M	

FIRST INSERTION		
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 VOC Florida, located at 340 165th Court NE, in the City of Bradenton, County of Manatee, State of FL, 34212, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated this 6 August, 2025.		
VOC-MANATEE, INC.		
340 165th Court NE		
Bradenton, FL 34212		
August 8, 2025	25-01397M	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25-CP-1582 IN RE: ESTATE OF MICHAEL CLIFFORD WILLIAMS, Deceased.		
The administration of the estate of MICHAEL CLIFFORD WILLIAMS, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator'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.		
A Personal Representative or cura-		
tor 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.		
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: August 8, 2025.		
Robert D. Hines Curator		
1312 W. Fletcher Avenue, Suite B		
Tampa, FL 33612		
Robert D. Hines, Esq.		
Attorney for Curator		
Florida Bar No. 0413550		
Hines Norman Hines, P.L.		
1312 W. Fletcher Avenue, Suite B		
Tampa, FL 33612		
Telephone: 813-265-0100		
Email: rhines@hnh-law.com		
Secondary Email:		
jrivera@hnh-law.com		
August 8, 15, 2025	25-01384M	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001099 Division Probate IN RE: ESTATE OF VIRGINIA A. SERRA Deceased.		
The administration of the estate of VIRGINIA A. SERRA, deceased, whose date of death was January 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., 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.		
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this notice is August 8, 2025.		
Personal Representative: DIANE ELIZABETH SHEARER		
4215 Adams Drive		
Shelby Township, Michigan 48316		
Attorney for Personal Representative:		
DONNA I. SOBEL, ESQUIRE		
E-mail Addresses:		
donna@sobelattorneys.com,		
scharles@sobelattorneys.com		
Florida Bar No. 370096		
DONNA IRVIN SOBEL, P.A.		
4900 Manatee Avenue W., Suite 206		
Bradenton, Florida 34209		
Telephone: (941) 747-0001		
August 8, 15, 2025	25-01394M	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Serret Pools located at 2875 89th Street Cir E in the City of Palmetto, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 4th day of August, 2025.		
Serret Services LLC		
August 8, 2025	25-01392M	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of HD Media House located at 14812 Lyla Ter in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 1st day of August, 2025.		
Seattle Real Estate Photographer LLC		
August 8, 2025	25-01381M	

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Ciao Cult located at 2651 Whitfield Ave in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 6th day of August, 2025.		
Francesco Piazza		
August 8, 2025	25-01402M	

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:		
A 1979 Mobile Home, VIN D2485329A/D2485329B and the contents therein, if any, abandoned by former tenants, Michael Dale Ward and Sandra Timmer-Smith		
On August 21, 2025 at 9:15am at Seabreeze Mobile Estates, 3901 71st St. W. Lot 166, 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		
August 8, 15, 2025	25-01382M	

FIRST INSERTION		
PALM BAY MHC HOLDINGS, LLC 715 10TH STREET EAST PALMETTO, FL 34221 NOTICE OF RIGHT TO RECLAIM ABANDONED PROPERTY (WITH NOTICE OF SALE) (Certified Mail, Return Receipt Required and by Regular Mail)		
TO: DOMINIQUE GIRARD AND ANY UNKNOWN PARTY(S) IN POSSESSION		
751 10th Street East; Lot #316		
Palmetto, FL 34221		
CMRR#: 9589-0710-5270-0136-5671-84		
When you vacated the premises 751 10th Street East; Lot #316, Palmetto, FL 34221, the following personal property remained:		
1977 UNKNOWN MAKE MAUVE UNKNOWN MODEL; SINGLE WIDE MOBILE HOME; TITLE No. 0014008509; VIN No. 0361514K; and UNIDENTIFIED PERSONAL PROPERTY WITHIN IT		
You may claim this property at: 751 10th STREET EAST, PALMETTO, FL 34221 (Main Office)		
Unless you pay the reasonable costs		
of storage and advertising, if any, for all the above described property and take possession of the property which you claim, not later than August 22, 2025 at 11:00 a.m., this property may be disposed of pursuant to Florida Statutes §715.109.		
PLEASE NOTE: If you fail to reclaim the property, it will be sold at a Public Sale after notice of the sale has been given by this publication. You have the right to bid on the property at the sale. After the property is sold and the costs of storage, advertising, and sale are deducted, the remaining money will be paid over to the county. You may claim the remaining money at any time within 1 year after the county receives the money.		
PALM BAY MHC HOLDINGS, LLC		
KATHY HOFF, PARK MANAGER		
715 10th Street East		
Palmetto, FL 34221		
(941)-722-7048		
THIS DOCUMENT WAS PREPARED BY: WILLIAM C. PRICE, III, P.A.		
522 12th STREET WEST		
BRADENTON, FL 34205		
August 8, 15, 2025	25-01398M	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001658 IN RE: ESTATE OF NANCY DIEM Deceased.		
If you have been served with a copy of this notice and you have any claim or demand against the decedents' estate, even if that claim is unmatured, contingent, or unliquidated, you must file your claim with the court ON OR BEFORE THE LATER OF A DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER YOU RECEIVE A COPY OF THIS NOTICE.		
All other creditors of the decedent and other persons who have claims or demands against the decedent's estate, including unmatured, contingent, or unliquidated claims, must file their claims with the court, ON OR BEFORE THE DATE THAT IS 3 MONTHS AFTER THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE PERIOD SET FORTH IN SECTION 733.702, FLORIDA STATUTES, WILL BE FOREVER BARRED.		
EVEN IF A CLAIM IS NOT BARRED BY THE LIMITATIONS DESCRIBED ABOVE, ALL CLAIMS		
THAT HAVE NOT BEEN FILED WILL BE BARRED TWO YEARS AFTER DECEDENT'S DEATH.		
The case number and decedent's name are: NANCY DIEM, File Number 2025-CP-001658.		
The address of the court where this probate is pending is: Circuit Court for Manatee County, Florida, 1115 Manatee Avenue West, Bradenton, FL 34205.		
A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.		
Date of death of the decedent is: 04/22/2025.		
The date of first publication of this notice is: August 8, 2025.		
The second week of publication is August 15, 2025.		
Personal Representative(s): Catherine Schoenhals.		
Attorney for the representative(s):		
By: /s/Matthew T. Morrison		
Matthew T. Morrison, Esquire		
Florida Bar No. 1005203		
5121 S. Lakeland Dr, Suite 2		
Lakeland, Florida 33813		
August 8, 15, 2025	25-01385M	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001210AX IN RE: ESTATE OF ADELIA HURST Deceased.		
The administration of the estate of Adelia Hurst, deceased, whose date of death was August 15, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228,		
Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.		
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.		
The date of first publication of this notice is August 8, 2025.		
Personal Representative: Nadine Gilbert Gillis		
1303 SW 75th Drive		
Gainesville, Florida 32607		
Attorney for Personal Representative:		
Long H. Duong		
Attorney		
Florida Bar Number: 11857		
11 NW 33rd Court		
Gainesville, FL 32607		
Telephone: (352) 371-2670		
Fax: (866) 440-9154		
E-Mail: long@ldlegal.com		
August 8, 15, 2025	25-01396M	

FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Desired fictitious name: SERVICE PROS AUTO GLASS		
Legal name and address of business: AT HOME AUTO GLASS LLC, 7632 15th St E., Sarasota, FL 34243		
At Home Auto Glass LLC hereby gives notice of its intention to register the fictitious name of Service Pros Auto Glass with the Florida Department of State.		
DATED: August 4, 2025		
August 8, 2025	25-01388M	

FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Notice is hereby given that DVA HEALTHCARE RENAL CARE, INC., OWNER, desiring to engage in business under the fictitious name of BRADENTON DIALYSIS located at 3501 CORTEZ RD W, STE 3, ATTN: JLD/SECQOVFIN., BRADENTON, FLORIDA 34210 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 8, 2025	25-01368M	

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1491 IN RE: ESTATE OF JOHN POFF, Deceased.		
The administration of the estate of John Poff, deceased, whose date of death was February 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.		
All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.		
All other creditors of the decedent and other persons having claims or demands against decedent's estate must		
file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
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 August 8, 2025.		
Personal Representative: Sarah Lacey		
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:		

ACTIONS / SALES ---

FIRST INSERTION		
NOTICE OF TERMINATION OF GUARDIANSHIP (Termination of Guardianship on Change of Domicile of Ward) IN CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA Case No: 2012 GA 1531 In Re: THE GUARDIANSHIP OF JONATHAN V. TUSHMAN The termination of the proceeding in Florida as to the guardianship of the person and property of Jonathan V. Tushman, Case Number 2012 GA 1531 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton FL 34206. The jurisdiction of the ward is being transferred from Florida to Michigan. The names and addresses of the guardian in Florida and the attorney for the same, and the guardian in Michigan and the attorney for the same are set forth below. The guardian in Florida, on the grounds of change of domicile of the ward, has filed a Final Accounting and a Petition for Discharge, whereby the guardian in Florida has applied for discharge as guardian of the person and property of the ward in Florida. The Petition for Discharge was filed on June 16, 2025, and that jurisdiction of the ward will be transferred to the state of foreign jurisdiction. Any objection thereto shall be in		
writing and shall state, with particularity, each item to which the objection is directed and the grounds on which the objection is based. Any objection to the Final Accounting or the Petition for Discharge shall be filed within the later of 30 days from the date of service of the Petition for Discharge or the date of first publication of this notice. The date of the first publication of this Notice is August 8, 2025. Attorney for Florida Guardian E. Blake Melhuish, Esquire Florida Bar No. 0825972 E. Blake Melhuish, P.A. 522 12th Street West Bradenton, Florida 34205 (941) 748-1976 Florida Guardian Kristen Bauer P.O. Box 75 6850 Schneider Road Kingsley, MI 49649 Attorney for Michigan Guardian Andrew K. Shotwell, Esq. Michigan Bar No. P63159 P.O. Box 705 534 East Front Street Traverse City, MI 49685 (213) 946-0700 Michigan Guardian Kristen Bauer P.O. Box 75 6850 Schneider Road Kingsley, MI 49649 August 8, 15, 2025	25-01383M	

FIRST INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 412024CA001294CAAXMA Division D GTE FEDERAL CREDIT UNION D/B/A GTE FINANCIAL Plaintiff, vs. CHUKWUMA ANTHONY ONUKOGU, UNITED STATES OF AMERICA, INTERNAL REVENUE SERVICE, HERITAGE HARBOUR MASTER ASSOCIATION, INC., TOWNHOMES AT LIGHTHOUSE COVE COMMONS ASSOCIATION, INC., THE TOWNHOMES AT LIGHTHOUSE COVE IV CONDOMINIUM ASSOCIATION, INC., UNKNOWN SPOUSE OF CHUKWUMA ANTHONY ONUKOGU, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on July 16, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: UNIT NO. 305, BUILDING NO. 3, THE TOWNHOMES AT LIGHTHOUSE COVE IV, A CONDOMINIUM, ACCORDING TO THE DECLARATION		
OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 2113, PAGE 6703, AND ALL SUBSEQUENT AMENDMENTS THERETO, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. and commonly known as: 335 CAPE HARBOR LOOP, UNIT 105, BRADENTON, FL 34212; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on SEPTEMBER 3, 2025 at 11:00 A.M.. Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated : July 31, 2025 By: /s/ Laura E. Noyes Laura E. Noyes Attorney for Plaintiff August 8, 15, 2025	25-01376M	

FIRST INSERTION		
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 412025CA001032CAAXMA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. ROBERT BRINTON A/K/A ROBERT MICHAEL BRINTON, JR.; MEGAN IRENE THORNE A/K/A MEGAN BRINTON; UNKNOWN SPOUSE OF ROBERT BRINTON A/K/A ROBERT MICHAEL BRINTON, JR.; HOMEOWNERS' ASSOCIATION OF SOUTHERN OAKS, INC.; SOUTHERN OAKS COMMUNITY ASSOCIATION, INC.; AMERICAN EXPRESS NATIONAL BANK; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: SOUTHERN OAKS COMMUNITY ASSOCIATION, INC LAST KNOWN ADDRESS: 766 N SUN DR., SUITE 2000, LAKE MARY, FL 32746 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 78, SOUTHERN OAKS PHASE I AND II, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 65, PAGE 128 THROUGH 144, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 16453 Woodside Gln, Parrish, FL 34219 has been filed against you and you are required to serve a copy of your written defenses, if any, on FRENKEL LAMBERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 no later than 30 days from the date of the first publication of this Notice of Action, and file		
the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any 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. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 31ST day of July, 2025. Angelina Colonnese CLERK OF THE CIRCUIT COURT (SEAL) BY: Kris Gaffney DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 fleservice@flwlaw.com 04-098505-F01 August 8, 15, 2025	25-01374M	

FIRST INSERTION		
NOTICE OF SALE UNDER FLA. STAT. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2023-CA-003228 U.S. BANK NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE, IN TRUST FOR HOLDERS OF THE HOMEBANC MORTGAGE TRUST 2005-3, MORTGAGE BACKED NOTES, Plaintiff v. WILLIAM J. SCHNEIDER A/K/A WILLIAM SCHNEIDER; et al., Defendant(s). NOTICE IS GIVEN that, in accordance with the Amended Consent Uniform Final Judgment of Mortgage Foreclosure Nunc Pro Tunc, dated July 30, 2025, in the above-styled cause, the Clerk of Circuit Court Angelina "Angel" Colonnese, shall sell the subject property at public sale on the 3rd day of September, 2025, at 11:00 A.M. to the highest and best bidder for cash, at https://manatee.realforeclose.com on the following described property: LOT 37, CARRAIGE RUN AT UNIVERSITY PLACE, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGES 91 THROUGH 97, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 7407 Sea Island Ln., Bradenton, FL 34204 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: July 30, 2025. BITMAN, O'BRIEN, PLLC /s/ Meghan Keane Meghan Keane, Esquire Florida Bar No.: 103343 mkeane@bitman-law.com kimy@bitman-law.com 610 Crescent Executive Ct., Suite 112 Lake Mary, FL 32746 Telephone: (407) 815-3110 Facsimile: (407) 815-3116 Attorneys for Plaintiff August 8, 15, 2025		
25-01371M		

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CC-001804 MARINA WALK ON HARBOUR ISLE, A CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JEFFREY RYAN RICE, NICOLE DIANA RICE, and UNKNOWN TENANT(S), Defendants. TO: NICOLE DIANA RICE YOU ARE NOTIFIED that an action for foreclosure on the following property in Manatee County, Florida: Condominium Parcel 380-202 of MARINA WALK ON ONE PARTICULAR HARBOUR, a Condominium f/k/a MARINA WALK ON HARBOUR ISLE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2568, page 361, as amended from time to time, of the Public Records of Manatee County, Florida. PARCEL ID NO.: 7362420459 ("Property") Property Address: 380 Aruba Circle, Unit 202, Bradenton, Florida 34209 A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default		
will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any 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. WITNESS my hand and the seal of this Court on this 31ST day of JULY, 2025. Angelina Colonnese, Clerk of Court BY: 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 10573-020 August 8, 15, 2025	25-01375M	

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2024CA002118 U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF FIDELITY & GUARANTY LIFE MORTGAGE TRUST 2018-1, Plaintiff, vs. JOHN RUSSELL BOYCE A/K/A J. RUSSELL BOYCE; PALMETTO SOLAR, LLC DBA LIGHTREACH; SABAL HARBOUR HOMEOWNERS ASSOCIATION, INC.; GEORGE M. SMITH; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee.realforeclose.com at, 11:00 AM on the 02 day of September, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 342, SABAL HARBOUR, PHASE VIII, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 37, PAGE(S) 197 THROUGH 202, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 4456 SANIBEL WAY, BRADENTON, FL 34203 IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 31 day of July 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02386 August 8, 15, 2025		
25-01400M		

FIRST INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CC-001804 MARINA WALK ON HARBOUR ISLE, A CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JEFFREY RYAN RICE, NICOLE DIANA RICE, and UNKNOWN TENANT(S), Defendants. TO: JEFFREY RYAN RICE YOU ARE NOTIFIED that an action for foreclosure on the following property in Manatee County, Florida: Condominium Parcel 380-202 of MARINA WALK ON ONE PARTICULAR HARBOUR, a Condominium f/k/a MARINA WALK ON HARBOUR ISLE, a Condominium, according to the Declaration thereof, as recorded in Official Records Book 2568, page 361, as amended from time to time, of the Public Records of Manatee County, Florida. PARCEL ID NO.: 7362420459 ("Property") Property Address: 380 Aruba Circle, Unit 202, Bradenton, Florida 34209 A Lawsuit has been filed against you and you are required to serve a copy of your written defenses, if any, on or before 30 days after the first publication of this Notice of Action, on Rabin Parker Gurley, P.A., Plaintiff's Attorney, whose address is 2653 McCormick Drive, Clearwater, Florida 33759, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default		
will be entered against you for the relief demanded in the Complaint. This notice shall be published once each week for two consecutive weeks in The Business Observer. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any 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. WITNESS my hand and the seal of this Court on this 21ST day of JULY, 2025. Angelina Colonnese, Clerk of Court 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 August 8, 15, 2025	25-01386M	

FIRST INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2025 CC 000980 BURGUNDY UNIT TWO ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. LAUREN GEORNARAS; TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; and TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Summary Judgment of Foreclosure as to Count I entered in the above styled Case Number 2025 CC 000980, in the County Court of Manatee, Florida, that the Clerk of Court for Manatee County will sell the following real property, in Manatee County, Florida, described as: Apartment 259, Burgundy Unit Two, a Condominium, as per Declaration of Condominium recorded in Official Records Book 962, Pages 347 et seq., and all amendments thereto, and as per Condominium Plat recorded in Condominium Book 9, Pages 181 et seq., Public Records of Manatee County, Florida. With a street address of 4506 3rd Street Cir W Apt. 259, Bradenton, FL 34207. at public sale, to the highest and best bidder for cash via Internet at: www.manatee.realforeclose.com at 11:00 a.m. on September 4, 2025. The highest bidder shall immediately post with the Clerk of Court a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court. Final payment must be made on or before 5:00 p.m. of the day of the sale by cash or cashier's check. IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.		
IF YOU ARE THE PROPERTY OWNER, YOU MAY CLAIM THESE FUNDS YOURSELF. YOU ARE NOT REQUIRED TO HAVE A LAWYER OR ANY OTHER REPRESENTATION AND YOU DO NOT HAVE TO ASSIGN YOUR RIGHTS TO ANYONE ELSE IN ORDER FOR YOU TO CLAIM ANY MONEY TO WHICH YOU ARE ENTITLED. PLEASE CHECK WITH THE CLERK OF THE COURT OF SARASOTA COUNTY, WITHIN TEN (10) DAYS AFTER THE SALE TO SEE IF THERE IS ADDITIONAL MONEY FROM THE FORECLOSURE SALE THAT THE CLERK HAS IN THE REGISTRY OF THE COURT. IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, IF ANY, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A TIMELY CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED THIS 30th DAY OF July, 2025. /s/ Michelle A. Rowe Michelle A. Rowe, ESQUIRE Florida Bar No. 036605 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Email: mrowe@lobeckrowe.com Secondary: enicholson@lobeckrowe.com Attorneys for Plaintiff August 8, 15, 2025	25-01372M	

HOW TO PUBLISH
YOUR LEGAL NOTICE
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BUSINESS OBSERVER

- Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for publication.
- Notice of actions / Notice of sales / DOM / Name Change / Adoption, etc.
- When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.
- On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be attached.
- Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court
- A file copy of your delivered affidavit will be sent to you.

Business
Observer

10487

--- SALES ---

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE

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

CASE NO.: 2024-CA-000919

COASTAL COMMUNITY BANK, Plaintiff, vs.

LARRY BUSBEE A/K/A LARRY TODD BUSBEE, et.al, Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Order on Plaintiff's Motion to Cancel and Reschedule Sale entered on May 27, 2025, and the Summary Final Judgment of Mortgage Foreclosure entered on March 26, 2025, in Case No. 2024-CA-000919 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein COASTAL COMMUNITY BANK, is Plaintiff, and LARRY BUSBEE A/K/A LARRY TODD BUSBEE and SECRETARY OF THE U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT are Defendants, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com, beginning at 11:00 A.M. on the 3rd day of September 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

LOT 6, FOREST CREEK PHASE III, ACCORDING TO THE MAP

OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 55, PAGE(S) 192 THROUGH 200, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as 4803 HARVEST GROVE PL, PARRISH, FL 34219

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale.

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

Dated this 28th day of May 2025

By: /s/ Benjamin D. Ladouceur
Benjamin D. Ladouceur, Esq.
Florida Bar No.: 73863
SOKOLOF REMTULLA, LLP,
6801 Lake Worth Road, Suite 100E,
Greenacres, FL 33467,
Telephone: 561-507-5252,
E-mail: pleadings@sokrem.com
Counsel for Plaintiff

August 8, 15, 2025 25-01395M



Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

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SUBSEQUENT INSERTIONS

--- PUBLIC SALES ---

SECOND 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 Two- 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 Undeveloped			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

SECOND INSERTION

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.

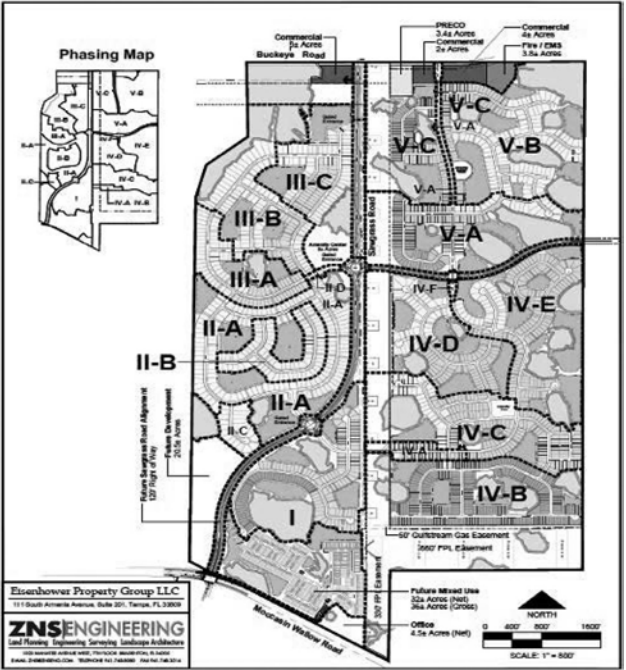
The purpose of the public hearing is to receive public comments on the proposed adoption of the District's fiscal year 2025-2026 proposed budget. A meeting of the Board will also be held where the Board may consider any other business that may properly come before it. A copy of the proposed budget and 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.

Jayna Cooper
District Manager
August 1, 8, 2025



SECOND 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 benefitting 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	/s/ Melisa Sgro
Secretary/Assistant Secretary	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

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FLORIDA’S NEWSPAPER FOR THE C-SUITE

1/20/2021

--- ESTATE ---	
SECOND INSERTION	SECOND INSERTION
<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</p> <p>August 1, 8, 202525-01325M</p>

SECOND INSERTION
<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>

SECOND INSERTION
<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>

SECOND INSERTION
<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.</p> <p>August 1, 8, 15, 22, 202525-01354M</p>

SECOND INSERTION
<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</p> <p>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</p> <p>August 1, 8, 202525-01324M</p>

SECOND INSERTION
<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>

SECOND INSERTION
<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 342.05. 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>

SECOND INSERTION
<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>

<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1587 IN RE: ESTATE OF JOYCE A. PACKARD, Deceased.</p> <p>The administration of the estate of Joyce A. Packard, deceased, whose date of death was February 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be</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</p> <p>August 1, 8, 202525-01325M</p>
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SECOND INSERTION
<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>

SECOND INSERTION
<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>

SECOND INSERTION
<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>

<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</p> <p>August 1, 8, 202525-01325M</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</p> <p>August 1, 8, 202525-01325M</p>
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FLORIDA'S NEWSPAPER FOR THE G-SUITE

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--- PUBLIC SALES ---

SECOND 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 EAU's	% OF EAU's	UNITS	PRODUCT TYPE		PER UNIT	
					TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾	TOTAL PRINCIPAL	ANNUAL ASSMT. ⁽²⁾
Townhome	068	133.28	100.00%	196	\$14,140,000	\$1,256,020	\$72,143	\$6,408
Totals		133.28	100.00%	196	\$14,140,000	\$1,256,020		

⁽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



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 DEFRAYED IN WHOLE OR IN PART BY SUCH DEBT ASSESSMENTS; PROVIDING THE PORTION OF THE ESTIMATED COST OF THE PUBLIC IMPROVEMENTS TO BE DEFRAYED 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.

3. 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.

4. The general locations of the Project are as shown on the plans and specifications referred to above.

5. 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**").

6. 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.

7. 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.

8. 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.

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

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--- PUBLIC SALES / ESTATE / ACTIONS ---		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>File No. 2025-CP-001666 AX</div><div>Probate Division</div><div>IN RE: ESTATE OF Roxanne W. Skinner, Deceased.</div></div><div><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></div></div></div><div><div><div>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 1, 2025.</div><div><div><div>Personal Representative:</div><div>Michael M. Hamrick</div><div>410 43rd Street West, Suite N</div><div>Bradenton, FL 34209</div><div>Attorney for Personal Representative:</div><div>Michael M. Hamrick</div><div>Email Address:</div><div>mhamrick@manateelegal.com</div><div>Email Address:</div><div>cgodfrey@manateelegal.com</div><div>Florida Bar No. 0290556</div><div>Greene Hamrick</div><div>Schermer & Johnson, P.A.</div><div>410 43rd Street West, Suite N</div><div>Bradenton, FL 34209</div><div>Telephone: 941-747-1871</div><div>August 1, 8, 2025</div><div>25-01357M</div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES</div><div>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.</div><div>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:</div><div>RESOLUTION R-25-137</div><div>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.</div><div>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</div></div></div><div><div>acres) more or less in size. The future land use map designation and zoning district of the properties subject to the application is RES-6 and RSF-4.5 respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.</div><div>Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 6290.</div><div>The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.</div><div>According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.</div><div>August 1, 8, 202525-01356M</div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE OF PUBLIC HEARINGS TO CONSIDER THE ADOPTION OF THE FISCAL YEAR 2026 PROPOSED BUDGET(S); AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.</div></div></div><div><p>The Board of Supervisors ("Board") of the Paddocks Community Development District ("District") will hold a public hearing and regular meeting as follows:</p><div><div>DATE:</div><div>August 22, 2025</div></div><div><div>TIME:</div><div>11:00 AM</div></div><div><div>LOCATION:</div><div>Hampton Inn & Suites Sarasota/Lakewood Ranch</div><div>8565 Cooper Creek Blvd.</div><div>Sarasota, Florida 34201</div></div></div></div></div>		
<div><div><div><div><div>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://paddocksedd.net/.</div></div></div></div></div>		
<div><div><div><div><div>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.</div></div></div><div><p>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.</p><p>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.</p><div><div>District Manager</div><div>August 1, 8, 2025</div><div>25-01350M</div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025 CP 000381</div><div>Division Probate</div><div>IN RE: ESTATE OF RICHARD L. BULTEMEYER, Deceased.</div></div><div><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></div></div></div><div><div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is: August 1, 2025.</div><div><div><div>Elizabeth A. Herber</div><div>ELIZABETH A. HERBER</div><div>Personal Representative</div><div>4630 Claremore Chase</div><div>Fort Wayne, IN 46845</div><div>Mary Lynn Desjarlais</div><div>MARY LYNN DESJARLAIS</div><div>Attorney for Personal Representative</div><div>Florida Bar No. 0347469</div><div>Desjarlais Law & Title</div><div>2750 Stickney Point Rd #201</div><div>Sarasota, FL 34231</div><div>Telephone: 941-923-3388</div><div>Email:</div><div>mldesjarlais@attorneydesjarlais.com</div><div>August 1, 8, 2025</div><div>25-01353M</div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File Number 2025 CP 1640 NC</div><div>IN RE: ESTATE OF MARGUERITE W. CINCOTTA, Deceased.</div></div><div><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></div></div></div><div><div><div>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228 applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is August 1st, 2025.</div><div><div><div>Personal Representative</div><div>VERNON R. STEPHENS, JR.</div><div>c/o 1515 Ringling Blvd., 10th Floor</div><div>Sarasota, Florida 34236</div><div>Attorney for Personal Representative:</div><div>RICHARD R. GANS</div><div>Florida Bar No. 0040878</div><div>FERGESON SKIPPER, P.A.</div><div>1515 Ringling Boulevard, 10th Floor</div><div>Sarasota, Florida 34236</div><div>(941) 957-1900</div><div>rgans@fergesonskipper.com</div><div>services@fergesonskipper.com</div><div>August 1, 8, 2025</div><div>25-01345M</div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>CASE NO.: 2024CP2901</div><div>DIVISION: PROBATE</div><div>IN RE: ESTATE OF ARTHUR PODGORSKI</div></div><div><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></div></div></div><div><div><div>unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 1, 2025.</div><div><div><div>Personal Representative:</div><div>Thomas Podgorski</div><div>(Jul 27, 2025 13:45:07 EDT)</div><div>23332 Beverly Street</div><div>St. Claire Shores MI 48082</div><div>Personal Representative</div><div>Attorney for Personal Representative:</div><div>William Galarza, Esq.</div><div>Florida Bar Number: 0750601</div><div>GALARZA LAW FIRM, P.A.</div><div>6151 Lake Osprey Drive Suite 300</div><div>Sarasota, FL 34240</div><div>Telephone: (941) 487-8602</div><div>Fax: (941) 296-8017</div><div>E-Mail: wgalarza@galarzalaw.com</div><div>E-Mail: galarzawilliam@gmail.com</div><div>August 1, 8, 2025</div><div>25-01338M</div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025CP001048AX</div><div>IN RE: ESTATE OF Patricia J. Chisholm, Deceased.</div></div><div><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></div></div></div><div><div><div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 1, 2025.</div><div><div><div>John I. Chisholm</div><div>PO. Address: 451 Lochmoor Lane,</div><div>Lake Loon, Nova Scotia B2W 6C8</div><div>Canada</div><div>Personal Representative</div><div>Hodgson Russ LLP</div><div>Attorneys for Personal Representative</div><div>440 Royal Palm Way</div><div>Suite 202</div><div>Palm Beach, FL 33480</div><div>Telephone: (561) 656-8013</div><div>By: Paul A. Baldovin, Jr. Esq.</div><div>Florida Bar No. 376787</div><div>Email Addresses:</div><div>pbaldovin@hodgsonruss.com</div><div>August 1, 8, 2025</div><div>25-01315M</div></div></div></div></div></div>		
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<div><div><div><div><div>and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is: August 1, 2025.</div><div><div><div>Georgia Blazevic</div><div>GEORGIA BLAZEVIC</div><div>Personal Representative</div><div>12844 Del Corso Loop</div><div>Bradenton, Florida 34211</div><div>Dave M. Evans, Jr.,</div><div>Attorney for Pers Rep.</div><div>Email: DEvans@leeandevans.com</div><div>Secondary Email:</div><div>SKrauss@leeandevans.com</div><div>Florida Bar No. 1013511</div><div>Lee & Evans, P.A.</div><div>2601 Cattleman Road, Suite 503</div><div>Sarasota, Florida 34232</div><div>Telephone: (941) 954-0067</div><div>August 1, 8, 2025</div><div>25-01342M</div></div></div></div></div></div></div>		
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<div><div><div><div><div>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes. The written demand must be filed with the clerk.</div><div>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.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this Notice is August 1, 2025.</div><div><div><div>Personal Representative:</div><div>Karen Colberg</div><div>6048 28th Street West</div><div>Bradenton, FL</div><div>Attorney for Personal Representative</div><div>Donald W. Anderson</div><div>Florida Bar Number: 116134</div><div>9612 Tavistock Ct.</div><div>Orlando, FL 32827</div><div>Telephone: 612-338-6900</div><div>Fax: 612-465-6611</div><div>August 1, 8, 2025</div><div>25-01339M</div></div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE TO CREDITORS</div><div>IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</div><div>PROBATE DIVISION</div><div>File No. 2025CP001048AX</div><div>IN RE: ESTATE OF Patricia J. Chisholm, Deceased.</div></div><div><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></div></div></div><div><div><div>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.221, Florida Statutes.</div><div>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</div><div>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</div><div>The date of first publication of this notice is August 1, 2025.</div><div><div><div>John I. Chisholm</div><div>PO. Address: 451 Lochmoor Lane,</div><div>Lake Loon, Nova Scotia B2W 6C8</div><div>Canada</div><div>Personal Representative</div><div>Hodgson Russ LLP</div><div>Attorneys for Personal Representative</div><div>440 Royal Palm Way</div><div>Suite 202</div><div>Palm Beach, FL 33480</div><div>Telephone: (561) 656-8013</div><div>By: Paul A. Baldovin, Jr. Esq.</div><div>Florida Bar No. 376787</div><div>Email Addresses:</div><div>pbaldovin@hodgsonruss.com</div><div>August 1, 8, 2025</div><div>25-01315M</div></div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>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.</div><div>In and for Manatee County:</div><div>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.</div></div></div><div><div><div>"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.</div><div>2215 73rd Street East, Lot 277, Palmetto, FL 34221</div><div>(hereafter the "Property")</div><div>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</div></div></div></div></div>		
SECOND INSERTION		
<div><div><div><div><div>NOTICE OF ACTION FOR QUIET TITLE</div><div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</div><div>Case No.: 2025 CA 780</div><div>RONALD F. THRUM and JANET D. THRUM, Plaintiffs, vs.</div><div>BARBARA J. CORSON Defendant.</div><div>To: Barbara J. Corson</div><div>444 45th Avenue North</div><div>St. Petersburg, FL 33703</div><div>YOU ARE NOTIFIED that an action to Quiet Title to the following property in Manatee County, Florida:</div><div>Unit 277, Tree Lakes Travel Trailer Resort, a Cooperative, located upon the lands described in Exhibit "A" and according to Exhibit</div></div></div></div></div>		

ACTIONS / SALES

SECOND INSERTION	
<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>

SECOND INSERTION	
<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>

SECOND INSERTION	
<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>

SECOND INSERTION	
<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>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>

SECOND INSERTION	
<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 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>

SECOND INSERTION	
<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>

SECOND INSERTION	
<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>

SECOND INSERTION	
<p>ADVERTISEMENT OF SALE</p> <p>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.</p> <p>August 1, 8, 2025 25-01309M</p>	

SECOND INSERTION	
<p>NOTICE OF PUBLIC SALE</p> <p>Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 8/21/2025 at 9:30 AM</p> <p>Eduardo Amaro - household goods, furniture, boxes</p> <p>The auction will be listed and advertised on www.storagetreasures.com.</p> <p>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.</p> <p>August 1, 8, 2025 25-01311M</p>	

TAX DEEDS / PUBLIC SALES

SECOND INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via 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.		
Unit D7066 Bryan Tavarez Garcia	Furniture, boxes, totes	
Unit C4128 Sarah Molina	Furniture, boxes, totes	
Unit C4116 Robert Martin	Electronics, totes	
Unit B3053 Cedrych Conner	Tools, electronics, boxes, totes	
Unit C4063 Zachary Chamberlain	Furniture, bags, totes	
Unit B2102 Jessica Mitchell	Furniture, boxes, totes	
Unit B2137 Tonya Bradford Daniels	Furniture, boxes, totes	
Unit B2139 Tonya Bradford Daniels	Furniture, appliances, boxes, totes	
Unit B1023 Andres Garcia	Tools, boxes, totes	
Unit C5002 Michael McKeever	Boxes	
Unit B2095 Oleg Pissarenko	Furniture, boxes,	
Unit B2135 Lauren Crigger	Furniture, boxes, totes	

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions. (941)263-7814
August 1, 8, 202525-01306M

SECOND INSERTION		
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
TERRENCE MCMAHON	152	310.2
August 1, 8, 2025		25-01313M

SECOND INSERTION		
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.Storage treasures.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, 202525-01317M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5305 Manatee Ave W. Bradenton, FL 34209 Phone Number 561-288-4405 Time of Sale August 21,2025 @ 9:30am Shanesha 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, 202525-01321M		

SECOND INSERTION		
NOTICE OF PUBLIC SALE		
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 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, 202525-01310M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4298 Tax Deed #:2025TD000069		
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4298 Year of Issuance 2023 Description of Property LOT 175, PIC TOWN SUB, SEC 2, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGE 62, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH 1956 PRAI MOBILE HOME, TITLE NO. 63848678, ID NO. D88478 PI#54595.0000/4 Parcel ID Number 5459500004 Property Address: 1015 51ST AVENUE DR W BRADENTON, FL 34207 Names in which assessed: JOANNA S SOARES, LUCIANE F SOARES All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01167M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4893 Tax Deed #:2025TD000077		
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4893 Year of Issuance 2023 Description of Property LOT 18, BLK 9, ALSO IN SEC 23 35 17, TRAILER ESTATES SUB, AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 138, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#63558.0000/1 Parcel ID Number 6355800001 Property Address: 6520 KANSAS ST BRADENTON, FL 34207 Names in which assessed: CHARLES G ROSS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01181M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-3631 Tax Deed #:2025TD000064		
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3631 Year of Issuance 2023 Description of Property LOT 2 BLK B BEVERLY HEIGHTS SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 4, PAGE 130, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#47395.0010/9 Parcel ID Number 4739500109 Property Address: 406 26TH AVE E BRADENTON, FL 34208 Names in which assessed: JEAR CONSTRUCTION INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01178M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4301 Tax Deed #:2025TD000070		
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4301 Year of Issuance 2023 Description of Property LOT 229, PIC TOWN SUB SEC 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 9, PAGE 62 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#54649.0000/9 Parcel ID Number 5464900009 Property Address: 1009 51ST AVENUE TER W BRADENTON, FL 34207 Names in which assessed: DONNA L ELWELL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01168M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4636 Tax Deed #:2025TD000074		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4636 Year of Issuance 2023 Description of Property LOT 113, SUNNY LAKES ESTATES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 9, PAGES 73, 74 AND 75 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA - TOGETHER WILL ALL IMPROVEMENTS THEREON PI#60076.0000/7 Parcel ID Number 6007600007 Property Address: 6012 7TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DOROTHY M GENDREAU All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01172M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-1957 Tax Deed #:2025TD000012		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1957 Year of Issuance 2023 Description of Property LOT 8, BLK A, GATEWAY EAST, UNIT 5, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 18, PAGES 42 AND 43 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#17597.1040/1 Parcel ID Number 1759710401 Property Address: 4124 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: BEVERLY F KEFFER, DENNIS J KEFFER, DEREK KEFFER, PAUL KEFFER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01174M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4222 Tax Deed #:2025TD000068		
NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4222 Year of Issuance 2023 Description of Property LOT 1, HEATHER HILLS ESTATES, UNIT NO 5, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 20, PAGE 191, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH 1983 SCHT DOUBLE-WIDE MOBILE HOME BEARING IDENTIFICATION NUMBERS S185251A AND S185251B AND TITLE NUMBERS 22350222 AND 22350223, RESPECTIVELY PI#53479.1010/0 Parcel ID Number 5347910100 Property Address: 319 48TH AVENUE DR W BRADENTON, FL 34207 Names in which assessed: LINDA C ROBERTS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01166M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-3857 Tax Deed #:2025TD000066		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3857 Year of Issuance 2023 Description of Property UNIT 509, BLDG O, BAYSHORE ON THE LAKE CONDO APTS, PHASE III, SEC 1, A CONDO ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1064, PAGES 1505 THROUGH 1531, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 15, PAGES 62 AND 63, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50576.2362/0 Parcel ID Number 5057623620 Property Address: 3260 LAKE BAYSHORE DR BRADENTON, FL 34205 Names in which assessed: ARTHUR C JABLONSKI, CHARLOTTE JABLONSKI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01165M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-5320 Tax Deed #:2025TD000078		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5320 Year of Issuance 2023 Description of Property UNIT 8, JACK OF HARDTS, LAY-Z LIV-N CONDO, PHASE I, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 944, PAGES 1060 THROUGH 1126, INCLUSIVE, AND AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 9, PAGES 102 THROUGH 105, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74442.0045/0 Parcel ID Number 7444200450 Property Address: 2312 AVENUE C APT 8 BRADENTON BEACH, FL 34217 Names in which assessed: BETSY L SILLARS, MARC A SILLARS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01183M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-5328 Tax Deed #:2025TD000079		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5328 Year of Issuance 2023 Description of Property UNIT NO. 120, BLDG B, CLUB BAMBOO SOUTH, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 2075, PAGE 245, AND ALL EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 34, PAGE 104, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#74564.0050/9 Parcel ID Number 7456400509 Property Address: 2412 GULF DR N UNIT 120 BRADENTON BEACH, FL 34217 Names in which assessed: CHRISTINE C ECKL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01184M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4484 Tax Deed #:2025TD000071		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4484 Year of Issuance 2023 Description of Property UNIT NO.193, PALM LAKE ESTATES CONDO, S LAND CONDO, AS PER DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 1000 OAGE 2417 AND AMENDMENTS THERETO AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 11 PAGES 106 THROUGH 112 INCLUSIVE OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#57639.0199/7 Parcel ID Number 5763901997 Property Address: 808 53RD AVE E LOT 193 BRADENTON, FL 34203 Names in which assessed: MADELEINE CUERRIER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01169M		

FOURTH INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.		
Certificate Number: 2023-4487 Tax Deed #:2025TD000050		
NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4487 Year of Issuance 2023 Description of Property UNIT NO. 229, OF PALM LAKE ESTATES CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN O.R. BOOK 1000, PAGE 2417, AND AKK EXHIBITS AND AMENDMENTS THEREOF, AND RECORDED IN CONDO PLAT BOOK 11, PAGES 106 THROUGH 112, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND THE MOBILE HOME ATTACHED THEREON. PI#57639.0235/9 Parcel ID Number 5763902359 Property Address: 808 53RD AVE E BRADENTON, FL 34203 Names in which assessed: DENNIS DOWD, DONALD DOWD, MARILYN DOWD, PAUL DOWD, PHILIP DOWD, PHILIP RICHARD DOWD All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 202525-01180M		

--- TAX DEEDS ---			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3540 Tax Deed #:2025TD000063 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3540 Year of Issuance 2023 Description of Property LOT 1 & N 1 FT OF LOT 2, REGENT PARK SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 13, PAGE 6, OF			
THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#45703.0000/6 Parcel ID Number 4570300006 Property Address: 1302 14TH ST E BRADENTON, FL 34208 Names in which assessed: BAYSHORE PROPERTY ONE LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01177M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4510 Tax Deed #:2025TD000073 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4510 Year of Issuance 2023 Description of Property COM AT THE SE COR OF THE NW1/4 OF SW1/4 OF SEC 13, TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 383 FT; TH S 152 FT; THE E 83 FT; TH N 132 FT; TH E 300 FT; TH N ALG THE W LN OF SD 5TH ST E A DIST OF 20 FT TO THE POB (650/248) LESS: COM AT THE SE COR OF THE NW1/4 OF THE SW1/4 OF SD SEC 13; TH N ALG THE C/L OF 5TH ST E, 500.05 FT; TH W 33 FT FOR THE POB; TH CONT W 300 FT; TH S 20 FT; TH E 300 FT; TH N 20 FT TO THE POB (895/1232) ALSO LESS THE SOUTH 72.00 FT THEREOF PI#57977.1098/4 Parcel ID Number 5797710984 Property Address: 5822 4TH ST E BRADENTON, FL 34203 Names in which assessed: MARIE DUBREUS, MIGUEL A VALDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01171M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-120 Tax Deed #:2025TD000081 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-120 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 4; TH RUN S 89 DEG 37 MIN 40 SEC E ALG THE S LINE OF SD SEC 4 A DIST OF 1517.13 FT; TH N 00 DEG 19 MIN 17 SEC E 2183.30 FT TO THE POB; TH N 00 DEG 19 MIN 17 SEC E A DIST OF 406 FT; TH S 89 DEG 43 MIN 34 SEC E A DIST OF 1083.53 FT TO THE WLY MAINTAINED R/W OF SUGAR BOWL RD; TH S 00 DEG 19 MIN 00 SEC W ALG SD R/W A DIST OF 406 FT; TH N 89 DEG 43 MIN 34 SEC W A DIST OF 1083.57 FT TO THE POB (1488/6239) LYING AND BEING IN SEC 4 TOWNSHIP 37 S, RANGE 22 E, MANATEE COUNTY, FLORIDA LESS MIN RTS AS DESC IN OR 1436/1239 & DB 407/345. TOGETHER WITH AND INCLUDING ANY AND ALL MINERAL INTERESTS OR RIGHTS OF GRANTOR IN AND TO THE ABOVE - DESCRIBED REAL PROPERTY AS WERE SEPARATELY CONVEYED TO GRANTOR'S PREDECESSOR IN TITLE BY DEED RECORDED AT OFFICIAL RECORDS BOOK 1436, PAGES 1259 ET SEQ., AS CORRECTED AND RECORDED AT OFFICIAL RECORDS BOOK 1447, PAGES 682 ET SEQ., BOTH OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AS THEN THEREAFTER CONVEYED BY SAID PREDECESSOR TO GRANTOR. PI#1090.0150/3 Parcel ID Number 109001503 Property Address: 13910 SUGAR BOWL RD MYAKKA CITY, FL 34251 Names in which assessed: CORA LAND MANAGEMENT LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01186M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3412 Tax Deed #:2025TD000061 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3412 Year of Issuance 2023 Description of Property THE S 61.2 FT OF LOT 6 AND THE N 58 FT OF LOTS 7, 8 AND 9, LESS THE E 41.1 FT OF LOT 9, OF BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO: THE E 41.1 FT OF THE N 58 FT OF LOT 9, BLOCK B, AS SHOWN ON MAP OF THE SUB OF THE SE 1/4 OF NW 1/4 OF NE 1/4 OF SEC 35, TOWNSHIP 34 S, RANGE 17 E, IN MANATEE COUNTY, FLORIDA, RECORDED IN PLAT BOOK 1, PAGE 134, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#43312.0000/8 Parcel ID Number 4331200008 Property Address: 1113 7TH ST W BRADENTON, FL 34205 Names in which assessed: 1113 7TH ST W LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01176M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1339 Tax Deed #:2025TD000083 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 02 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1339 Year of Issuance 2023 Description of Property LOT 310, RIVERDALE REVISED, A SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 40, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. TOGETHER WITH A PORTION OF THAT CERTAIN PARCEL OF LAND REFERRED TO IN ADMINISTRATIVE DETERMINATION 94-98, AND DESC IN VAC OF CANAL (R-94-33V), REC IN OR 1428 P 86-89, BEING MORE DESC AS FOL: BEG AT THE SW COR OF SD LOT 310; TH S 27 DEG 30 MIN 33 SEC E, ALG THE SLY EXT OF THE W LN OF SD LOT 310, A DIST OF 6 FT; TH N 62 DEG 30 MIN 00 SEC E, A DIST OF 75 FT; TH N 27 DEG 30 MIN 00 SEC W, A DIST OF 6 FT TO THE SE COR OF SD LOT 310; TH S 62 DEG 30 MIN 00 SEC W, ALG THE S LN OF SD LOT 310, A DIST OF 75 FT TO THE POB (2300/6603) ALL BEING AND LYING IN SEC 28, TOWNSHIP 34, S RANGE 18 E, MANATEE COUNTY, FLORIDA PI#10721.0089/2 Parcel ID Number 1072100892 Property Address: 4716 SPINNAKER DR BRADENTON, FL 34208 Names in which assessed: DAVID ANTHONY FRASCELLA SPECIAL NEEDS TRUST U/A/D 2/25/2011, PATRICIA L. GAUTHIER, AS TRUSTEE 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 Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01188M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3468 Tax Deed #:2025TD000062 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3468 Year of Issuance 2023 Description of Property UNIT 1707 21AW, 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. 5731162 AND 5731161. PI#44564.0125/8 Parcel ID Number 4456401258 Property Address: 1707 21ST AVEW 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 Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01179M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3868 Tax Deed #:2025TD000067 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3868 Year of Issuance 2023 Description of Property LOT 39 OF GREGORY ESTATES, SECOND ADD, AS PER MAP THEREOF ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, AND FURTHER DESCRIBED AS LOT 39 OF GREGORY ESTATES SECOND ADD, LYING AND BEING IN TEH E 330 FT OF THE NE, 1/4 OF THE SE 1/4 OF SECTION 3, TNSHIP 35 S, RANGE 17 E, AS PER MAP ATTACHED TO DEED RECORDED IN DEED BOOK 301, PAGE 520, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#50732.0000/7 Parcel ID Number 5073200007 Property Address: 3526 19TH ST W BRADENTON, FL 34205 Names in which assessed: DIANNE B HIRST All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 08/18/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01164M			
FOURTH INSERTION			
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1286 Tax Deed #:2025TD000082 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 01 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1286 Year of Issuance 2023 Description of Property COM AT NW COR OF SEC 16; RUN E 150 FT; TH RUN S 25 FT FOR POB; TH RUN S 0 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 DEG 03 MIN 12 SEC E FOR 222.43 FT; TH RUN N 0 DEG 08 MIN E FOR 398.38 FT; TH RUN W ALG S R/W OF MEMPHIS RD FOR 216 FT TO THE POB, CONTAINS 1.84 AC M/L OF WHICH 1.5 AC IS ABOVE ORDINARY HIGH WATER AS DESC IN OR 1011 P 1617 PRMCF (BEING A PART OF LOT 2, ALL OF LOTS 3 & 4 & PART OF LOT 5 ROCKY BLUFF ESTATES UNIT NO 1 PLUS M & B DESC); LESS 432 SQ FT TO MAN CO FOR RD R/W DESC AS: THE N 2.00 FT OF THE FOLLOWING DESC PARCEL: COM AT THE NW COR OF SEC 16, TH RUN E 150.0 FT; TH RUN S 25.0 FT FOR A POB; TH RUN S 00 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 D EG 03 MIN 12 SEC E, FOR 222.43 FT; TH RUN N 00 DEG 08 MIN E, FOR 398.38 FT; TH RUN W ALG THE S R/W OF MEMPHIS RD FOR 216.00 FT TO THE POB; TOGETHER WITH LOT 1 ROCKY BLUFF ESTATES UNIT NO 1; ALSO TOGETHER WITH LOT 2, LESS THE FOLLOWING: COM AT THE NW COR OF SEC 16, TH RUN E 150.0 FT; TH RUN S 25.0 FT FOR A POB; TH RUN S 0 DEG 08 MIN W FOR 344.77 FT; TH RUN S 76 DEG 03 MIN 12 SEC E FOR 222.43 FT; TH RUN N 0 DEG 08 MIN E FOR 398.38 FT; TH RUN W ALG THE S R/W OF MEMPHIS RD FOR 216.0 FT TO THE POB (APPROX			
FOURTH INSERTION			
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 150.0 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 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 #2232200002, PARCEL 4: LOT 1, ROCKY BLUFF ESTATES, UNIT NO 1. ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PIN #86610001, PARCEL 5: LOT 2, ROCKY BLUFF ESTATES, UNIT NO. 1 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 11, PAGE 88, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LESS THE FOLLOWING: COM AT NW COR OF SEC 16, TOWNSHIP 34 S, RANGE 18 E, THENCE RUN E 150.00 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 Colonnoso, Manatee County Clerk of the Courts. July 18, 25; Aug. 1, 8, 2025 25-01187M			

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER

CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com

Business
Observer
941.906.9386

--- ACTIONS / SALES ---

SECOND INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25-969-CA FEDERICO STOPA HOLDINGS, LLC, as Trustee of the Harbour Sunset Court Land Trust, Plaintiff, v. ROTONDA SANDS TRUST, an unincorporated business trust organization, and JOHN MALCOLM LEOPARD, Defendants. STATE OF FLORIDA To: ROTONDA SANDS TRUST, an unincorporated business trust organization JOHN MALCOLM LEOPARD YOU ARE NOTIFIED that an action to quiet title to the following property in Charlotte County, Florida:</p> <div><div>HBH 011 235A 0019 HRBR HTS SEC 11 PART 3 REP BLK 235-A LT 19 Parcel ID: 402310180008 HBH 011 235A 0019 HRBR HTS SEC 11 PART 3 REP BLK 235 A LT 18 Parcel ID: 40231018007 HGH SEC 14 BLK 256 LT 29 2743/1795 3002/1 Parcel ID: 402310101023</div></div>	
<p>has been filed against you and you are required to file your written defenses, if any, with the Clerk of the above Court and to serve a copy on or before 9-2-25 upon Vestalia Aylsworth, Esq., Plaintiff's attorney, whose address is 21101 SW 198th Ave, Miami, FL 33187 and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED this 28 day of July, 2025.</p> <div><div>CLERK OF THE COURT By: B. Lackey (SEAL) Deputy Clerk</div><div>Aug. 1, 8, 15, 22, 202525-00774T</div></div>	

SECOND INSERTION	
<p>CLERK'S NOTICE OF SALE UNDER F.S. CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA Case No. 25-CA-000169 Honorable Judge: Geoffrey Henry Gentile PLANET HOME LENDING, LLC Plaintiff, vs. ANGELA THOMAS; NICHOLAS DONALD THOMAS; ROTONDA WEST ASSOCIATION, INC.; CLERK OF CIRCUIT COURT FOR CHARLOTTE COUNTY; STATE OF FLORIDA; ENERGY SOLUTIONS DIRECT; LINEAR ROOFING; RANDALL E. KOZULLA; ALL UNKNOWN HEIRS, TRUSTEES, PERSONAL REPRESENTATIVES, CREDITORS, DEWISEES, OR OTHER PERSONS KNOWN OR UNKNOWN CLAIMING INTEREST BY, THROUGH, UNDER, OR AGAINST ROBERT E. KAZULLA; UNKNOWN TENANT OCCUPANT #1, UNKNOWN TENANT OCCUPANT #2; Defendants, NOTICE IS GIVEN that, in accordance with the Order Granting Motion to Reschedule Foreclosure Sale dated July 25, 2025 in the above-styled cause, I Roger D. Eaton, Clerk of the Circuit Court of Charlotte County, will sell to the highest and best bidder for cash online at www.charlotte.realforeclose.com at 11:00 A.M. on November 17, 2025 the fol-</p>	
<p>lowing described property: LOT 315, ROTONDA WEST BROADMOOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 18A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA. Tax ID/UPI No. 412013353007 COMMONLY KNOWN AS: 96 Broadmoor Lane, Rotonda West, FL 33947. 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 07/28/2025.</p> <div><div>Roger D. Eaton, Clerk of Circuit Court (SEAL) By: B. Lackey Deputy Clerk of Court</div><div>August 1, 8, 202525-00773T</div></div>	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA 2023 CA 003326 UNITED WHOLESALE MORTGAGE, LLC., Plaintiff, VS. TERESA M. PEREZ; TODD A. CAREFOOT; UNKNOWN SPOUSE OF TERESA M. PEREZ; LAKE RIO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA - SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS Defendants(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on July 14, 2025 in Civil Case No. 2023 CA 003326, of the Circuit Court of the TWENTIETH Judicial Circuit in and for Charlotte County, Florida, wherein, UNITED WHOLESALE MORTGAGE, LLC. is the Plaintiff, and TERESA M. PEREZ; TODD A. CAREFOOT; UNKNOWN SPOUSE OF TERESA M. PEREZ; LAKE RIO TOWNHOMES HOMEOWNERS ASSOCIATION, INC.; UNITED STATES OF AMERICA- SECRETARY OF HOUSING AND URBAN DEVELOPMENT; UNKNOWN TENANT #1; UNKNOWN TENANT #2; 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</p>	
<p>SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEWISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Roger D. Eaton will sell to the highest bidder for cash at www.charlotte.realforeclose.com on September 15, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>UNIT 703, LAKE RIO TOWNHOMES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 16, PAGE(S) 45A AND 45B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the 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 Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of the court on 07/28/2025.</p> <div><div>CLERK OF THE COURT Roger D. Eaton (SEAL) B. Lackey Deputy Clerk</div><div>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 Primary E-Mail: ServiceMail@aldridgepite.com 1184-1922B August 1, 8, 202525-00772T</div></div>	

SECOND INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR CHARLOTTE COUNTY GENERAL JURISDICTION DIVISION CASE NO. 23002368CA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. DONALD PELLETIER, et al., Defendant. NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered June 30, 2025 in Civil Case No. 23002368CA of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and Donald Pelletier, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 27th day of August, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:</p> <p>Lot 14, Block 5292, Port Charlotte Subdivision, Section One Hundred One, according to the Plat thereof, as recorded in Plat Book 15, at Pages 3A through 3B, of the Public records of Charlotte County, Florida.</p>	
<p>Commonly known as: 34 Cockatiel Way, Placida, FL 33946 In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on August 15, 2025, at 11:00 A.M. A copy of this notice shall be published in the Business Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED this day of 07/29/2025.</p> <div><div>By: (SEAL) D. Gerace Roger D. Eaton, Clerk of Court</div><div>August 1, 8, 202525-00785T</div></div>	

SECOND INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA FORECLOSURE DIVISION CASE NO: 24000280CC ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation, Plaintiff, v. UNKNOWN BENEFICIARIES, DEWISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ALMA E. THAXTON REVOCABLE TRUST, DATED JULY 19, 2000, Defendant. Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 07/28/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:</p> <p>Lot 12, Block 125, in ROTONDA MEADOWS, according to the plat thereof, recorded in Plat Book 10, Pages 15A-15Z18 of the Public Records of Charlotte County, Florida.</p>	
<p>813-925-4310, within thirty days of the first publication of this Notice, the nature of this proceeding being a Partition of Real Property regarding the above reference property. If you fail to file your response or answer, if any, in the above proceeding with the Clerk of this Court, and to serve a copy thereof upon the Plaintiff's attorney, ZOECKLEIN LAW, PA, 150 E. Bloomingdale Ave., Brandon, FL 33511, telephone: (813) 501-5071, facsimile 813-925-4310, within thirty days of the first publication of this Notice, a default will be entered against you for the relief demanded in the Complaint. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110 or jembury@ca.cjis20.org, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED at Charlotte County, Florida on this date: July 8, 2025.</p> <div><div>Clerk of the Circuit Court (SEAL) By: B. Lackey Deputy Clerk</div><div>August 1, 8, 15, 22, 202525-00767T</div></div>	

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
IN AND FOR CHARLOTTE
COUNTY, FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025-CA-000093

MARCIA COLE
Plaintiff, v.
DOUGLAS COLE, AUDREY COLE,
NOEL S. COLE JR., RECARDO
COLE, and SHARON COLE,
Defendants.
TO: RECARDO COLE and SHARONE
COLE

YOU ARE HEREBY NOTIFIED of
an action for Partition of Real Property
has been filed in regard to the following
property:

Lot 26, Block 594, Port Charlotte
subdivision Section 41, accord-
ing to the plat thereof, as record-
ed in plat book 5, page 51A thru
51K, Charlotte County Florida
Commonly known as: 17311 Har-
ris Avenue, Port Charlotte, FL
33948.

Parcel ID No: 402113257003

RECARDO COLE and SHARON
COLE have been identified as having
a potential interest in the outcome of
the proceedings. You are 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 the Plaintiff's
attorney, ZOECKLEIN LAW, PA, 150 E.
Bloomingdale Ave., Brandon, FL 33511,
telephone (813) 501-5071, facsimile

813-925-4310, within thirty days of the
first publication of this Notice, the
nature of this proceeding being a
Partition of Real Property regarding the
above reference property.

If you fail to file your response or
answer, if any, in the above proceed-
ing with the Clerk of this Court, and to
serve a copy thereof upon the Plaintiff's
attorney, ZOECKLEIN LAW, PA, 150 E.
Bloomingdale Ave., Brandon, FL 33511,
telephone: (813) 501-5071, facsimile
813-925-4310, within thirty days of the
first publication of this Notice, a default
will be entered against you for the relief
demanded in the Complaint.

If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you are
entitled, at no cost to you, to the provi-
sion of certain assistance. Please contact
the Administrative Services Manager,
whose office is located at 350 E. Marion
Avenue, Punta Gorda, Florida 33950,
and whose telephone number is (941)
637-2110 or jembury@ca.cjis20.org,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.

DATED at Charlotte County, Florida
on this date: July 8, 2025.

Clerk of the Circuit Court
(SEAL) By: B. Lackey
Deputy Clerk

August 1, 8, 15, 22, 2025

25-00761T

SECOND INSERTION

SECOND INSERTION	
<p>Address: 5153 Chaves Cir, Port Charlotte, FL 33948 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated this day of 07/29/2025.</p> <p>Deputy Clerk CLERK OF THE CIRCUIT COURT As Clerk of the Court BY: D. Gerace (SEAL)</p>	
<p>McCalla Raymer Leibert Pierce, LLP 110 SE 6th Street, Suite 2300 Fort Lauderdale, FL 33301 AccountsPayable@mccalla.com Counsel of Plaintiff 23-06534FL August 1, 8, 202525-00784T</p>	

SECOND INSERTION	
<p>NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION Case No. 25000523CA Regions Bank d/b/a Regions Mortgage Plaintiff, vs. Pamela J. Monnier; Unknown Spouse of Pamela J. Monnier; Burnt Store Meadows Property Owner's Association, Inc.; North State Bank Defendants. TO: Pamela J. Monnier and Unknown Spouse of Pamela J. Monnier Last Known Address: 7227 N Plum Tree, Punta Gorda, FL 33955 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:</p> <p>LOT 5, BLOCK 378, PUNTA GORDA ISLES, SECTION 18, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 10, PAGES 4-A THROUGH 4-Q., PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before August 28, 2025, and 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>THIS NOTICE SHALL BE PUBLISHED ONCE A WEEK FOR TWO (2) CONSECUTIVE WEEKS</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>DATED on 7/23/2025.</p> <div><div>Roger Eaton As Clerk of the Court By B. Lackey (SEAL) As Deputy Clerk</div><div>File # 24-F02395 August 1, 8, 202525-00763T</div></div>	
<p>CLERK'S NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA CASE NO.: 24000614CA DIVISION: CIRCUIT CIVIL SELENE FINANCE LP, Plaintiff, vs. JAMIE NICOLE BARNES F/K/A JAIME NICOLE STRATICO A/K/A JAIME N. STRATICO, A/K/A JAIME STRATICO A/K/A JAMIE NICOLE STRATICO, A/K/A JAMIE N. STRATICO; et. al., Defendants. NOTICE IS GIVEN that, in accordance with the Final Judgment of Foreclosure entered on May 23, 2025 in the above-styled cause, I will sell to the highest and best bidder for cash on August 22, 2025 at 11:00 a.m., at www.charlotte.realforeclose.com:</p> <p>LOT 18, BLOCK 1286, PORT CHARLOTTE SUBDIVISION, SECTION 13, A SUBDIVISION ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 2A THROUGH 2G, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA Property Address: 23221 Elmira Boulevard, Punta Gorda, FL 33980 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN</p>	
<p>THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED AMERICANS WITH DISABILITIES ACT. If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 07/24/2025.</p> <div><div>ROGER D. EATON, CLERK CHARLOTTE COUNTY CLERK OF COURT (SEAL) By: B. Lackey Deputy Clerk</div><div>KELLEY L. CHURCH, ESQUIRE QUINTAIROS, PRIETO, WOOD & BOYER, P.A. 255 SOUTH ORANGE AVENUE, SUITE 900 ORLANDO, FL 32801 SERVICECOPIES@QFWBLAW.COM ATTORNEY FOR PLAINTIFF Matter No.: FL-004618-24 Case No.: 24000614CA August 1, 8, 202525-00768T</div></div>	

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT,
IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
CASE NO.: 24000614CA
DIVISION: CIRCUIT CIVIL
SELENE FINANCE LP,
Plaintiff, vs.
JAMIE NICOLE BARNES F/K/A
JAIME NICOLE STRATICO A/K/A
JAIME N. STRATICO, A/K/A
JAIME STRATICO A/K/A JAMIE
NICOLE STRATICO, A/K/A JAMIE
N. STRATICO; et al.,
Defendants.
NOTICE IS GIVEN that, in accordance
with the Final Judgment of Foreclosure
entered on May 23, 2025 in the above-
styled cause, I will sell to the highest
and best bidder for cash on August 22,
2025 at 11:00 a.m., at www.charlotte.realforeclose.com:
LOT 18, BLOCK 1286, PORT
CHARLOTTE SUBDIVISION,
SECTION 13, A SUBDIVI-
SION ACCORDING TO THE
PLAT THEREOF, RECORDED
IN PLAT BOOK 5, PAGES 2A
THROUGH 2G, INCLUSIVE,
OF THE PUBLIC RECORDS OF
CHARLOTTE COUNTY, FLOR-
IDA
Property Address: 23221 Elmira
Boulevard, Punta Gorda, FL
33980
ANY PERSON CLAIMING AN INTER-
EST IN THE SURPLUS FROM
THE SALE, IF ANY, OTHER THAN

THE DATE OF THE LIS PENDENS
MUST FILE A CLAIM BEFORE THE
CLERK REPORTS THE SURPLUS AS
UNCLAIMED
AMERICANS WITH DISABILI-
TIES ACT.
If you are a person with a disability
who needs any accommodation in order
to participate in this proceeding, you
are entitled, at no cost to you, to the
provision of certain assistance. Please
contact Jon Embury, Administrative
Services Manager, whose office is lo-
cated at 350 E. Marion Avenue, Punta
Gorda, Florida 33950, and whose
telephone number is (941) 637-2110,
at least 7 days before your scheduled
court appearance, or immediately upon
receiving this notification if the time
before the scheduled appearance is less
than 7 days; if you are hearing or voice
impaired, call 711.
Dated: 07/24/2025.
ROGER D. EATON, CLERK
CHARLOTTE COUNTY
CLERK OF COURT
(SEAL) By: B. Lackey
Deputy Clerk
KELLEY L. CHURCH, ESQUIRE
QUINTAIROS, PRIETO, WOOD &
BOYER, P.A.
255 SOUTH ORANGE AVENUE,
SUITE 900
ORLANDO, FL 32801
SERVICECOPIES@QPWBALAW.COM
ATTORNEY FOR PLAINTIFF
Matter No.: FL-004618-24
Case No.: 24000614CA
August 1, 8, 2025 25-00768T

