

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION
WOODLAND PRESERVE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“Board”) for the Woodland Preserve Community Development District (“District”) will hold the following two public hearings and a regular meeting on **September 4, 2025, at 10:30 a.m. at the 8141 Lakewood Main St Suite 209A, Lakewood Ranch, FL 34202.**

The first public hearing is being held pursuant to Chapter 190, *Florida Statutes*, to receive public comment and objections on the District's proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**Fiscal Year 2025/2026**”). The second public hearing is being held pursuant to Chapters 190, 197, and/or 170, *Florida Statutes*, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon the lands located within the District, to fund the Proposed Budget for Fiscal Year 2025/2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearings, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

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

Land Use	Total # of Units / Acres	Equivalent Assessment Unit Factor	Annual O&M Assessment (1)
SF 50'	279	1.0	\$285.37
SF 60'	141	1.2	\$342.44

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

The O&M Assessments may be collected on the County tax roll or by direct bill from the District's Manager. The O&M Assessments will only be imposed on lots sold to third parties, including lots sold during the Fiscal Year 2025/2026, and any portion of the District's Proposed Budget not funded by the O&M Assessments will be funded by a developer funding agreement. Note that the O&M Assessments are in addition to any debt service assessments, if any, previously levied by the District and due to be collected for Fiscal Year 2025/2026. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum rate” authorized by law for operation and maintenance assessments, such that no assessment hearing shall be held or notice provided in future years unless the assessments are proposed to be increased or another criterion within Section 197.3632(4) is met. **IT IS IMPORTANT TO PAY YOUR ASSESSMENT BECAUSE FAILURE TO PAY WILL CAUSE A TAX CERTIFICATE TO BE ISSUED AGAINST THE PROPERTY WHICH MAY RESULT IN LOSS OF TITLE, OR FOR DIRECT BILLED ASSESSMENTS, MAY RESULT IN A FORECLOSURE ACTION, WHICH ALSO MAY RESULT IN A LOSS OF TITLE.**

FIRST INSERTION
DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“Board”) for the Del Webb Sunchase Community Development District (“District”) will hold the following public hearings and regular meeting:

DATE:	September 3, 2025
TIME:	11:00 A.M.
LOCATION:	Del Webb Bayview, Driftwood Club Windsor Pearl Social Room 1 8810 Barrier Coast Trail Parrish, Florida 34219

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

Description of Assessments

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

Land Use	Total Units	EAU/ERU Factor	Proposed Annual O&M Assessment*
SF 40'	97	1.0	\$244.51
SF 50'	160	1.0	\$244.51
SF 60'	92	1.0	\$244.51

*includes collection costs and early payment discounts

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

Pursuant to Section 197.3632(4), *Florida Statutes*, the noticed amount shall serve as the not to exceed “maximum rate” authorized by law for O&M Assessments, such that no public hearing on O&M Assessments shall be held or notice provided in future years unless the O&M Assessments are proposed to be increased above the noticed amounts herein or another criterion within Section 197.3632(4), *Florida Statutes*, is met. The purpose of setting a not to exceed maximum rate for notice purposes is to reduce costs to all landowners associated with providing mailed notice in future years. To the extent your property classification changes between the above listed land uses, the applicable above noticed maximum amounts would apply to your property. Note, the O&M Assessments do not include debt service assessments previously levied by the District, if any.

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with Florida law. A copy of the Proposed Budget and assessment roll, and the agenda, for the hearings and meeting may be obtained by contacting the District Manager, Kai Connected, LLC, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 (“**District Manager's Office**”). The public hearings and meeting may be continued to a date, time, and place to be specified on the record. There may be occasions when staff or board members may participate by speaker telephone. Any person requiring special accommodations because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Manager's Office.

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

District Manager
Andy Mendenhall



August 15, 202525-01446M

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

Additional Provisions

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. A copy of the Proposed Budget, proposed assessment roll, and the agenda for the public hearings and meeting may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Phone: (561) 571-0010 (“**District Manager's Office**”), during normal business hours. The public hearings and meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings or meeting. There may be occasions when staff or board members may participate by speaker telephone.

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

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

District Manager



August 15, 202525-01441M

FIRST INSERTION
NOTICE OF PUBLIC SALE
Sunshine State Storage, LLC gives Notice and intent to sell, for nonpayment of storage fees per FL Statue 83.805-806 by Level 5 Environmental Inc, Luis Ortiz & Ally Financial, the following vehicle on 09/01/2025 at 8:30AM at 4001 18th Street West, Bradenton, FL 34209. Said Company reserves the right to accept or reject any and all bids. 2011 ISU VIN# JALC4J160B7001684 August 15, 22, 202525-01433M
FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 43030935.032 from Fortress Investors Management, LLC, 5800 Lakewood Ranch Blvd N Sarasota, FL 34240. Application received: 08/06/25. Proposed activity: residential. Project name: North River Ranch Mass Grading. Project size: 290.00 acres Location: Section(s) 7,8,9,16,17,18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 840469.

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 15, 202525-01437M

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 43030935.024 from North Manatee Investment, LLC, 5800 Lakewood Ranch Boulevard Sarasota, FL 34240. Application received: 08/07/25. Proposed activity: residential. Project name: North River Ranch Phases IV-A & IV-B. Project size: 175.50 acres Location: Section(s) 7,8,9,16,17,18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 806175.

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 15, 202525-01436M

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 43030935.035 from Fortress Investors Management, LLC, 5800 Lakewood Ranch Blvd N Sarasota, FL 34240. Application received: 08/07/2025. Proposed activity: residential. Project name: North River Ranch Phase IV-C1. Project size: 76.00 acres Location: Section(s) 18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 865876 .

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 15, 202525-01435M

FIRST INSERTION
NOTICE OF RECEIPT OF AN APPLICATION
THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 43030935.030 from Fortress Investors Management, LLC 5800 Lakewood Ranch Boulevard N Sarasota, FL 34240 Application received: 08/07/2025. Proposed activity: residential. Project name: Fort Hamer Road 2nd Extension. Project size: 105.50 Location: Section(s) 7,17,18, Township 33 South, Range 19 East, in Manatee County. Outstanding Florida Water: no. Aquatic preserve: no

The application is a modification of a previously permitted project, which has an ERP No. 828411.

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 15, 202525-01434M

ESTATE

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP1793 IN RE: ESTATE OF LORRAINE M. HANNA Deceased</p> <p>The administration of the Estate of LORRAINE M. HANNA, deceased, is</p>	<p>pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or un-</p>	<p>liquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 who have claims or</p>

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-001771 AX Probate Division IN RE: ESTATE OF Margaret VB. Hughes, Deceased.</p> <p>The administration of the estate of Margaret VB. Hughes, deceased, whose date of death was June 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 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</p>	<p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Scott Edwards 1201 6th Avenue West, Suite 502 Bradenton, FL 34205 Attorney for Personal Representative: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 August 15, 22, 202525-01448M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1452 Division Probate IN RE: ESTATE OF MICHAEL B. ROCHE Deceased.</p> <p>The administration of the estate of MICHAEL B. ROCHE, deceased, whose date of death was June 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the appointed curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or de-</p>	<p>mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Curator: RODNEY D. GERLING, ESQ. 6148 State Road 70 East Bradenton, FL 34203 Attorney for Curator: Rodney D. Gerling, Esq. Florida Bar No. 0554340 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: rgerling@gerlinglawgroup.com August 15, 22, 202525-01442M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001405AX IN RE: ESTATE OF RHONDA CHURCH-SCHEILL A/K/A RHONDA MICHELLE CHURCH, Deceased</p> <p>The administration of the estate of RHONDA CHURCH-SCHEILL AKA RHONDA MICHELLE CHURCH, 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 P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.</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 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</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this Notice is August 15, 2025.</p> <p>Personal Representative: DAVID CHURCH 1107 English Garden Lane Winter Garden, FL 34787 Attorney for Personal Representative: KEVIN PILLION, ESQ. Florida Bar No. 70288 Life Planning Law Firm 1671 Mound Street Sarasota, FL 34236 Telephone: (941) 914-6000 Email: kevin@lifelawfirm.com Alt Email: service@lifelawfirm.com August 15, 22, 202525-01431M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1804 IN RE: ESTATE OF LISA LOUISE BURGESS, Deceased.</p> <p>The administration of the estate of LISA LOUISE BURGESS, deceased, whose date of death was October 7, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.</p> <p>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: August 15, 2025.</p> <p>Riley E. Burgess Personal Representative 1907 52nd Avenue West Bradenton, FL 34207 Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA, & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com August 15, 22, 202525-01443M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP1740 IN RE: ESTATE OF DENNIS P. GALLAGHER Deceased</p> <p>The administration of the Estate of DENNIS P. GALLAGHER, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 who have claims or</p>	<p>demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or 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</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.</p> <p>Personal Representative: MARY E. GALLAGHER 1505 Willow Oak Circle Bradenton, FL 34209 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 August 15, 22, 202525-01428M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 1803 Division Probate IN RE: ESTATE OF MARSHA P. JUDAY, Deceased.</p> <p>The administration of the estate of Marsha P. Juday, deceased, whose date of death was January 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property</p>	<p>held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025</p> <p>Personal Representative: Robert F. Juday 1102 154th Street NW Bradenton, FL 34212 Attorney for Personal Representative: Erika Dine, Esq. Dine Elder Law, PLLC Attorney for Petitioner Florida Bar No. 634581 In a joint venture with Hamilton Price, P.A. 2400 Manatee Ave. W. Bradenton, FL 342018035 Telephone: 941-748-0550 Email: Erika.hamiltonpricelaw.com Secondary Email: Tara.hamiltonpricelaw.com August 15, 22, 202525-01432M</p>	

<p>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</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.</p>	<p>Personal Representative: SUSAN HANNA 9620 45th St N Pinellas Park, FL 33782 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 August 15, 22, 202525-01430M</p>
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FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 001822 Division PROBATE IN RE: ESTATE OF DONNA M. DENNIS Deceased.</p> <p>The administration of the estate of Donna M. Dennis, deceased, whose date of death was February 16, 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 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, unless a written demand is made by a</p>	<p>creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Gregory C. Dennis 121 Snowberry Lane Camillus, New York 13031 Attorney for Personal Representative: John A. Moran, Esq. Attorney Florida Bar Number: 0718335 Dunlap & Moran, P.A. PO Box 3948 Suite 300 Sarasota, Florida 34230 Telephone: (941) 366-0115 Fax: (941) 366-4660 E-Mail: jmoran@dunlapmoran.com Secondary E-Mail: dmprobate@dunlapmoran.com August 15, 22, 202525-01444M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP1737 IN RE: ESTATE OF SHANNON J. FROST Deceased</p> <p>The administration of the Estate of SHANNON J. FROST, deceased, File No. 2025-CP- is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 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 who have claims or</p>	<p>demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or 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</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.</p> <p>Personal Representative: WILLIAM NELSON FROST 18924 107th Ave NE Bothell, WA 98011 Attorney for Personal Representative: JAMES WM. KNOWLES Florida Bar No. 0296260 2812 Manatee Ave W Bradenton, FL 34205 941-746-4454 August 15, 22, 202525-01429M</p>	

FIRST INSERTION		
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP001879 IN RE: ESTATE OF SAMUEL CARMACK WOODHAM a/k/a SAMUEL C. WOODHAM Deceased.</p> <p>The administration of the estate of Samuel Carmack Woodham A/K/A Samuel C. Woodham, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act</p>	<p>as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is August 15, 2025.</p> <p>Personal Representative: Beverly E. Ellis 7230 225th Street East Bradenton, Florida 34211 Attorney for Personal Representative: Valerie Lang Hall, Esq. Attorney for Personal Representative Florida Bar Number: 1042263 3639 Cortez Rd. W. Suite 106 Bradenton, Florida 34210 Telephone: (888) 973-5043 E-Mail: hello@langhall.legal August 15, 22, 202525-01447M</p>	

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

REQUEST FOR PROPOSALS
DISTRICT MANAGEMENT SERVICES

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
Manatee County, Florida

Notice is hereby given that the Eagle Pointe Community Development District (“District”) will accept proposals from qualified firms interested in providing district management services. Interested firms should submit a proposal containing general information about the proposer, a scope of services, and pricing information to District Manager, Richard McGrath, at rmcgrath@gms-tampa.com.

These services are considered contractual services under Florida law and are not required to be competitively bid. In order to submit a proposal, each firm must be authorized to do business in Florida, hold all required state and federal licenses, and otherwise meet any applicable requirements set forth by the District. Proposals received by August 28, 2025, at 12:00 p.m. via electronic transmission to rmcgrath@gms-tampa.com

The District’s Board of Supervisors (“Board”) is expected to consider all proposals at their regularly scheduled meeting on September 4, 2025. **PLEASE PLAN ON ATTENDING THE SPECIAL MEETING TO PRESENT YOUR PROPOSAL AND RESPOND TO QUESTIONS FROM THE BOARD.** Also, feel free to reach out to individual Board Supervisors and staff if you’d like to learn more about the community and the District prior to the September meeting. Price will be one factor considered by the Board, but the District explicitly reserves the right to award the contract to a firm that does not submit the proposal with the lowest price. Further, the District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines it is in the best interest of the District to do so.

Any and all questions relative to this project shall be directed in writing by e-mail to Richard McGrath, at rmcgrath@gms-tampa.com or Jason Greenwood at jgreenwood@gms-tampa.com.
August 15, 2025 25-01455M

FIRST INSERTION

REQUEST FOR PROPOSALS
DISTRICT COUNSEL SERVICES

EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT
Manatee County, Florida

Notice is hereby given that the Eagle Pointe Community Development District (“District”) will accept proposals from qualified firms interested in providing district counsel services. Interested firms should submit a proposal containing general information about their firm, a scope of services, and pricing information to District Manager, Richard McGrath, at rmcgrath@gms-tampa.com.

These services are considered contractual services under Florida law and are not required to be competitively bid. In order to submit a proposal, each firm must be authorized to do business in Florida, hold all required state and federal licenses, and otherwise meet any applicable requirements set forth by the District. Proposals must be received by August 28, 2025, at 12:00 p.m. via electronic transmission to rmcgrath@gms-tampa.com

The District’s Board of Supervisors (“Board”) is expected to consider all proposals at their regularly scheduled meeting on September 4, 2025. **PLEASE PLAN ON ATTENDING THE SPECIAL MEETING TO PRESENT YOUR PROPOSAL AND RESPOND TO QUESTIONS FROM THE BOARD.** Also, feel free to reach out to individual Board Supervisors and staff if you’d like to learn more about the community and the District prior to the September meeting. Price will be one factor considered by the Board, but the District explicitly reserves the right to award the contract to a firm that does not submit the proposal with the lowest price. Further, the District has the right to reject any and all proposals and waive any technical errors, informalities, or irregularities if it determines it is in the best interest of the District to do so.

Any and all questions relative to this project shall be directed in writing by e-mail to Richard McGrath, at rmcgrath@gms-tampa.com or Jason Greenwood at jgreenwood@gms-tampa.com.
August 15, 2025 25-01456M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 08/29/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1959 MARL mobile home bearing vehicle identification number 146547 and all personal items located inside the mobile home. Last Tenant: April Lynn DeLoach. Sale to be held at: Trade Winds Mobile Home Court, 5917 14th Street West, Lot No. 301, Bradenton, Florida 34207, 941-758-7080.
August 15, 22, 2025 25-01458M

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 Reunion Fund located at 10115 35th ST E in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 10th day of August, 2025.

WeeBie Media, LLC
Chhun Chhim, Managing Member
August 15, 2025 25-01439M

FIRST INSERTION

NOTICE OF PUBLIC SALE

The following personal property of ROSA RODRIGUEZ, UNKNOWN PARTY IN POSSESSION #1 and UNKNOWN PARTY IN POSSESSION #2, will, on August 27, 2025, at 10:00 a.m., at 5110 14th Street West, Lot #76, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:

1970 PKWO MOBILE HOME, VIN: 5212M6424, TITLE NO.:0003918322 and all other personal property located therein

PREPARED BY:
J. Matthew Bobo
Lutz, Bobo & Telfair, P.A.
2 North Tamiami Trail, Suite 500
Sarasota, Florida 34236
(PO#4337-3017)
August 15, 22, 2025 25-01451M

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 Pearls lawn care, located at 3605 21st ave west, in the City of Bradenton, County of Manatee, State of FL, 34205, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 12 August, 2025.

Douglas Ryan Pearl
3605 21st ave west
Bradenton, FL 34205
August 15, 2025 25-01445M

FIRST INSERTION

PUBLIC NOTICE
Date Correction

Effective July 10, 2025, Charles Stinson, DO, will no longer be providing care at Optum.

Patients of Dr. Stinson may continue care at Optum – Palmetto.

Patients can obtain copies of their medical records at:
Optum – Palmetto
1120 10th Street E
Palmetto, FL 34221
Phone: 1-941-847-7903
Fax: 1-941-847-7919
Aug. 15, 22, 29; Sept. 5, 2025 25-01438M

FIRST INSERTION

WILLOW WALK COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF BOARD MEETING

Notice is hereby given that the Board of Supervisors (the “**Board**”) of the Willow Walk Community Development District (the “**District**”) will conduct a regular Board meeting on **September 9, 2025, at 4:00 p.m.** at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219. The purpose of the meeting is to discuss the District’s outstanding bonds and conduct any and all business coming before the Board. A copy of the agenda for the meeting may be obtained by contacting the office of the District Manager c/o Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578 (“**District Manager’s Office**”).

The meeting will be conducted in accordance with the provisions of Florida law for community development districts and will be open to the public. The meeting may be continued in progress without additional notice to a date, time, and place to be specified on the record at the meeting.

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

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

Stephanie DeLuna
District Manager
August 15, 2025 25-01460M

FIRST INSERTION

RIVERSONG COMMUNITY DEVELOPMENT DISTRICT

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

The Board of Supervisors (“**Board**”) of the Riversong Community Development District (“**District**”) will hold two (2) public hearings and regular meeting as follows:

DATE: September 3, 2025
TIME: 10:00 a.m.
LOCATION: Del Webb Bayview, Driftwood Club
8810 Barrier Coast Trail
Parrish, Florida 34219

The purpose of the public hearings is to receive comments and objections on the adoption of the District’s proposed budgets for the fiscal year beginning October 1, 2024, and ending September 30, 2025 (“**FY2025 Proposed Budget**”) and for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (“**FY2026 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 Budgets may be obtained at the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 Ph: (561) 571-0010 (“**District Manager’s Office**”), during normal business hours.

The public hearings and meeting are open to the public and will be conducted in accordance with the provisions of Florida law. The public hearings and/or meeting may be continued in progress to a date, time certain, and place to be specified on the record at the public hearings 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 hearings or meeting because of a disability or physical impairment should contact the District Manager’s Office at least forty-eight (48) hours prior to the public 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 hearings or meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

District Manager
August 15, 22, 2025 25-01440M

FIRST INSERTION

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

The Board of Supervisors (“**Board**”) for the Lakewood Ranch Stewardship District (“**District**”) will hold the following public hearings and a regular meeting:

DATE: September 5, 2025
TIME: 9:00 a.m.
LOCATION: Offices of Schroeder-Manatee Ranch, Inc.
14400 Covenant Way
Lakewood Ranch, Florida 34202

The first public hearing is being held pursuant to Chapter 2005-338, Laws of Florida and Chapter 189, Florida Statutes, to receive public comment and objections on the District’s proposed budget (“**Proposed Budget**”) for the fiscal year beginning October 1, 2025 and ending September 30, 2026 (“**FY 2026**”). The second public hearing is being held pursuant to Chapter 2005-338, Laws of Florida and Chapters 189, and 197, Florida Statutes, to consider the imposition of operations and maintenance special assessments (“**O&M Assessments**”) upon certain lands located within the District, to fund the Proposed Budget for FY 2026; to consider the adoption of an assessment roll; and, to provide for the levy, collection, and enforcement of assessments. At the conclusion of the hearing, the Board will, by resolution, adopt a budget and levy O&M Assessments as finally approved by the Board. A Board meeting of the District will also be held where the Board may consider any other District business.

Description of Assessments

The District imposes O&M Assessments on benefitted property within the District for the purpose of funding the District’s general administrative, operations, and maintenance budget. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The schedule of the proposed O&M Assessments based on the proposed build out budget, which are subject to change at the hearing, is not to exceed \$658.32 per equivalent residential unit (“ERU”) on each certain property within the District, per year. Please note that assessments in any year prior to final build out will be less.

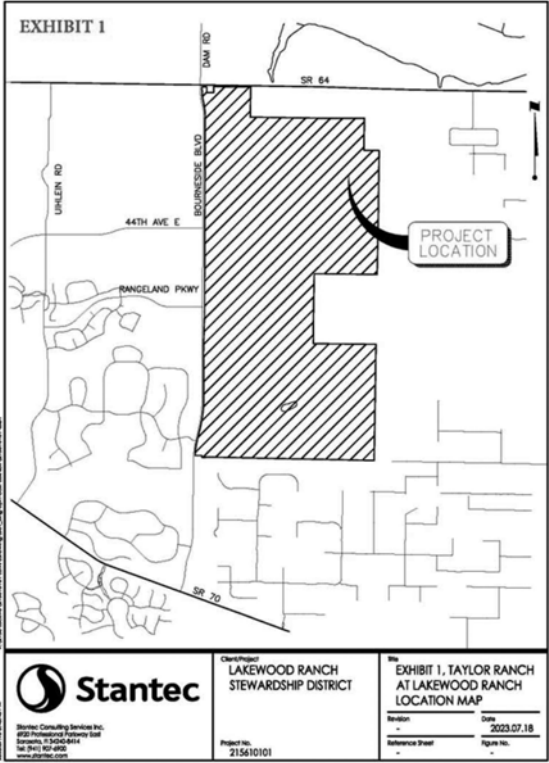
The proposed O&M Assessments as stated include collection costs and/or early payment discounts, which Manatee County (“**County**”) may impose on assessments that are collected on the County tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Statutes*, the lien amount shall serve as the “maximum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

For FY 2026, the District intends to have the County tax collector collect the assessments imposed on certain developed property, and will directly collect the assessments imposed on the remaining benefitted property by sending out a bill prior to, or during, November 2025. It is important to pay your assessment because failure to pay will cause a tax certificate to be issued against the property which may result in loss of title, or for direct billed assessments, may result in a foreclosure action, which also may result in a loss of title. The District’s decision to collect assessments on the tax roll or by direct billing does not preclude the District from later electing to collect those or other assessments in a different manner at a future time.

Additional Provisions

The public hearing and meeting are open to the public and will be conducted in

District Manager



August 15, 2025 25-01452M

SAVE TIME



Email your Legal Notice

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

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

1/22/2006_1/25

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 Ahh Just Relax located at 12353 US 301 N. in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 13th day of August, 2025.

Yolanda Hernandez

August 15, 2025

25-01453M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1862
Division Probate
IN RE: ESTATE OF
SEAN JOSEPH PRINDEVILLE
Deceased.

The administration of the estate of Sean Joseph Prindeville, deceased, whose date of death was July 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representative:
Shannon Prindeville
1305 North Lakeshore Drive
Decatur, Florida 62526

Attorney for Personal Representative:
Logan Elliott, Attorney
Florida Bar Number: 86459
Elliott Law, P.A.
5105 Manatee Avenue West, Suite 15A
Bradenton, FL 34209
Phone: (941) 792-0173/
Fax: (941) 240-2165
E-Mail: logan@elliottelderlaw.com
August 15, 22, 2025

25-01461M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-CP-001750-AX
Division Probate
IN RE: ESTATE OF
GÉZA FERENC BANKUTY,
Deceased.

The administration of the estate of Géza Ferenc Bankuty, deceased, whose date of death was June 28, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no duty to discover whether any property

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

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

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

The date of first publication of this notice is August 15, 2025.

Personal Representatives:
Alyson L. Nickse
One Liberty Square, Ste 500
Boston, MA 02109
Stephanie B. Nickse
83 Wooster Heights Road, Ste 125
Danbury, CT 06810

Attorney for Personal Representatives:
Charla M. Burchett
E-Mail Addresses:
cburchett@shutts.com
embcourt@shutts.com
Florida Bar No. 0813230
Shutts & Bowen LLP
1858 Ringling Blvd., Suite 300
Sarasota, FL 34236
Telephone: (941) 552-3500
August 15, 22, 2025

25-01462M

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- 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.
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FIRST INSERTION		
NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE: 2025-CC- 701 COUNTRY CREEK HOMEOWNERS ASSOCIATION OF MANATEE, INC., a not-for-profit Florida corporation, Plaintiff, vs. LEONARD WASHINGTON, JR.; TIFFANY WASHINGTON; AND UNKNOWN TENANT(S), Defendant. TO: TIFFANY WASHINGTON; YOU ARE HEREBY NOTIFIED that an action has been commenced to fore-close a Claim of Lien on the following real property, lying and being and situ-ated in Manatee County, Florida, more particularly described as follows: Lot 222, COUNTRY CREEK SUBDIVISION, PHASE II, ac-cording to the Plat thereof as re-corded in Plat Book 33, Page 38, of the Public Records of Manatee	County, Florida, and any subse-quent amendments to the afore-said. Property Address: 14743 1st Ave-nue East, Bradenton, FL 34212 This action has been filed against you and you are required to serve a copy of your written defense, if any, upon MANKIN LAW GROUP, Attorneys for Plaintiff, whose address is 2535 Land-mark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plain-tiff's attorney or immediately thereaf-ter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-tance or do not know an attorney, you may email an attorney referral service	(listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a dis-ability who needs any accommo-dations 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, Flori-da 34206, (941) 741-4062, at least seven (7) days before your sched-uled court appearance, or immedi-ately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 11TH day of AUGUST, 2025 <div>Angelina Colonnese Circuit and County Courts By: (SEAL) K. Gaffney Deputy Clerk August 15, 22, 202525-01449M</div>

FIRST INSERTION		
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 CA 001714 AX Agency Case No.: 2025-016186 IN RE: FORFEITURE OF: ELEVEN THOUSAND NINE HUNDRED SEVENTY-TWO DOLLARS AND FIVE CENTS (\$11,972.05) IN U.S. CURRENCY TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DE-SCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Peti-tioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: ELEVEN THOU-SAND NINE HUNDRED SEVENTY-TWO DOLLARS AND FIVE CENTS	(\$11,972.05) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last pub-lication of this Notice and file the origi-nal with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.	If you are a person with a disability who needs any accommodations in 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, Braden-ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Publish dates: August 15, 2025 and August 22, 2025. DATED: 8/13/2025 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (Seal) BY: Deputy Clerk August 15, 22, 202525-01459M

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS AND BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINUM ASSOCIATION, INC.; LAKEWOOD	NATIONAL GOLF CLUB, 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 September 03, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, AC-CORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETH-ER WITH ALL AMENDMENTS THERETO AND AN UNDIVID-ED INTEREST IN THE COM-MON ELEMENTS APPURTE-NANT THERETO. 17510 GAWTHROP DRIVE #107, BRADENTON, FL 34211 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 disabil-ity who needs any accommodation in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden-ton, Florida 34206, (941)741-4062, at least seven (7) days before your sched-uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 12 day of August, 2025. 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 24-226503 - NaC August 15, 22, 202525-01457M

FIRST INSERTION		
NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION CASE NO.: 2025CA001253 FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL LEONARD III; et al., Defendants. TO: ESTATE OF RUSSELL LEON-ARD III; 4224 12TH ST CT E, ELLEN-TON, FL 34222 UNKNOWN HEIRS OF RUSSELL LEONARD III; 4224 12TH ST CT E, ELLENTON, FL 34222 UNKNOWN SPOUSE OF RUSSELL LEONARD III; 4224 12TH ST CT E, ELLENTON, FL 34222 YOU ARE NOTIFIED that an action to foreclose to the following property in Manatee County, Florida: LOT 35, BLOCK L, UNIT ONE OF DESOTO COMMUNITY, ACCORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 11, PAGE(S) 100 AND 101, OF THE PUBLIC RECORDS OF MANA-	TEE COUNTY, FLORIDA. TOGETHER WITH A DOU-BLE-WIDE MOBILE HOME DESCRIBED AS A 1983 PRES, 50', I.D. #FH368037A AND FH368037B, TITLE NOS. 22671975 AND22671976, RE-SPECTIVELY, WHICH IS AF-FIXED TO THE REAL PROP-ERTY DESCRIBED ABOVE IN ACCORDANCE WITH FLORI-DA LAW. Also known as 4224 12TH ST CT E, ELLENTON, FL 34222. has been filed against you and you are required to serve a copy of your writ-en defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 DAYS FROM 1ST PUB, and file the original with the clerk of this court either before service on the plaintiff's attorney or immedi-ately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-	tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disabil-ity who needs any accommodations in order to participate in this proceed-ing, you are entitled, at no cost to you, to the provision of certain as-sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti-fication if the time before the sched-uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED on 8/11, 2025. ANGELINA COLONNESO, ESQ, CLERK OF THE CIRCUIT COURT By: (SEAL) 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 15, 22, 202525-01450M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3294 Tax Deed #:2025TD000116 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 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: 2023-3294 Year of Issuance 2023 Description of Property LOTS 5,6, LESS THE E 10 FT BLK B COUNTRY CLUB COURT 2ND SEC, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY PI#39709.1005/9 Parcel ID Number 3970910059 Property Address: 1213 42ND ST W BRADENTON, FL 34205 Names in which assessed: SPORTELLI 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01420M		
FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1427 Tax Deed #:2025TD000103 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 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: 2023-1427 Year of Issuance 2023 Description of Property LOT 11 BLK C BRADEN RIVER LAKES PHASE I SUB ACCORDING TOTHE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#11272.2725/2 Parcel ID Number 1127227252 Property Address: 4456 6TH AVE E BRADENTON, FL 34208 Names in which assessed: NEAL WILLIAMS II 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01425M		

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3559 Tax Deed #:2025TD000119 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 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: 2023-3559 Year of Issuance 2023 Description of Property THE E 55.37 FT OF THE W 101.37 FT E1/2 OF LOT 4, MRS. JULIA CURRY PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#46114.0000/5 Parcel ID Number 4611400005 Property Address: 323 11TH AVE E BRADENTON, FL 34208 Names in which assessed: CLARETHA MARTIN 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01423M		
FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2805 Tax Deed #:2025TD000101 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2805 Year of Issuance 2023 Description of Property LOT 21, BLK B, MAIN STREET SUB , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 152, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#26590.0000/0 Parcel ID Number 2659000000 Property Address: 1006 15TH ST W PALMETTO, FL 34221 Names in which assessed: JOHNNY H THOMAS, KAREN R THOMAS, KAREN THOMAS, LINDA DIANE WHITNEY NEELY, LINDA NEELY, RAYMOND A THOMAS & JOHNNY H & PEGGY J THOMAS INTER VIVOS TRUST DTD 2/24/2003, RAYMOND A THOMAS AS SUCCESSOR TRUSTEE OF THE JOHNNY H THOMAS AND PEGGY J THOMAS INTER VIVOS TRUST, RAYMOND THOMAS 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01415M		

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1611 Tax Deed #:2025TD000084 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: 2023-1611 Year of Issuance 2023 Description of Property LOT 26, LOT 27, LESS THE N 20 FT, UNREC PLAT OF ELWOOD PARK, RESUB OF PART OF BLOCK 70 AND 72 OF THE SUB OF ELWOOD PARK, AS SHOWN IN PLAT BOOK 2, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID RESUB BEING AS PER PLAT THEREOF RECORDED IN DEED BOOK 316, PAGE 429 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#14105.0000/1 Parcel ID Number 1410500001 Property Address: 2103 45TH STREET CT E BRADENTON, FL 34208 Names in which assessed: DAVID T BRONSON, MARY A BRONSON 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01407M		
FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1536 Tax Deed #:2025TD000105 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 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: 2023-1536 Year of Issuance 2023 Description of Property LOTS 9 & 10 BLK B, MANATEE HEIGHTS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 134,, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#13512.0025/6 Parcel ID Number 1351200256 Property Address: 2515 8TH AVE E BRADENTON, FL 34208 Names in which assessed: JUAN ESQUIVEL GARCIA, JUAN ESQUIVEL GARCIA AND ROSA E ESQUIVEL REVOCABLE TRUSED UA, ROSA E ESQUIVEL 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 202525-01427M		

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--- TAX DEEDS ---

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-201 Tax Deed #:2025TD000086
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: 2023-201 Year of Issuance 2023 Description of Property BEG AT SW COR OF SEC 13; TH N 00 DEG 49 MIN 34 SEC W ALG W LN OF SD SEC 13 1393.66 FT TO SLY R/W LN OF SINGLETARY RD; TH N 50 DEG 48 MIN 00 SEC E ALG SLY R/W LN OF SINGLETARY RD 478.10 FT TO POB; TH S 39 DEG 12 MIN 00 SEC E 937.92 FT; TH S 10 DEG 49 MIN 30 SEC E 310.86 FT; TH N 89 DEG 34 MIN 48 SEC E 685.30 FT TO C/L OF MYAKKA RIVER; TH N 27 DEG 21 MIN 40 SEC W ALG C/L OF MYAKKA RIVER 243.52 FT; TH S 89 DEG 34 MIN 43 SEC W 470.08 FT; TH N 39 DEG 12 MIN 00 SEC W 1107.89 FT TO SLY LN OF SINGLETARY RD; TH S 50 DEG 48 MIN 00 SEC W ALG SLY LN OF SINGLETARY RD 70 FT TO POB. CONTAINING 5.031 AC AS DESC IN OR 1101 P 3522 PRMCF PI#1939.1060/1 Parcel ID Number 193910601 Property Address: 36424 SINGLETRAY RD MYAKKA CITY, FL 34251 Names in which assessed: PEGGY A KING, PEGGY ANNE KING 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01404M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3978 Tax Deed #:2025TD000094
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 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: 2023-3978 Year of Issuance 2023 Description of Property LOT 26, BLK A, CAPE VISTA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 73, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#51142.0000/8 Parcel ID Number 5114200008 Property Address: 5307 38TH AVE W BRADENTON, FL 34209 Names in which assessed: RICHARD ROBINSON TRUST NO 530734209 DTD 3/1/2009 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01410M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3681 Tax Deed #:2025TD000121
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 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: 2023-3681 Year of Issuance 2023 Description of Property PARCEL 1: LOTS 41, 42, 43, AND THE SOUTH 4 FEET OF LOT 44, LAUREL PARK, ASPER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL 2: LOT 53, LESS THE E 2 FT THEREOF, GREGORY ESTATES, AS PER PLAT THEREOF RECORDED IN DEED BOOK 276, PAGE 269, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL 3: BEG AT THE NE COR OF LOT 30; TH S 54 DEG 51 MIN W, ALG THE NLY LN OF SD LOT 30 A DIST OF 8.82 FT; TH S 38 DEG 26 MIN 44 SEC E, 111.42 FT TO A PT ON THE SLY LN OF SD LOT 30, SD PT LY 10 FT WLY FROM THE SE COR OF SD LOT 30; TH NELY, ALG THE NLY LN OF 8TH ST CT E, BEING A CURVE CONCAVE TO NW HAVING A RADIUS OF 364.85 FT & DELTA ANGLE OF 21 DEG 12 MIN 01 SEC, TH ALG SD CURVE 135 FT; TH N 70 DEG 30 MIN 04 SEC W, 115.14 FT TO A PT ON THE REAR LOT LN OF LOT 28, TH S 24 DEG 57 MIN 30 SEC W, ALG SD REAR LINE 25 FT TO THE NE COR OF LOT 29; TH S 54 DEG 51 MIN W, 49.0 FT TO THE POB BLK C HAZELHURST PI#47980.0031/3 Parcel ID Number 4798000313 Property Address: 4316 8TH STREET CT E BRADENTON, FL 34208 Names in which assessed: JAY RAY CAPITAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01426M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3237 Tax Deed #:2025TD000114
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 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: 2023-3237 Year of Issuance 2023 Description of Property LOT 10 PALMA SOLA WOODS II ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 31 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#39092.2050/5 Parcel ID Number 3909220505 Property Address: 1823 76TH ST W BRADENTON, FL 34209 Names in which assessed: AMANDA CONNER, STEVEN CONNER 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01417M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3260 Tax Deed #:2025TD000115
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 05 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: 2023-3260 Year of Issuance 2023 Description of Property THAT CERTAIN CONDO PARCEL DESCRIBED AS UNIT 1455, PARCEL H, MEADOWCROFT CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 860, PAGES 326 THROUGH 369, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 7, PAGES 69 AND 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#39374.1595/2 Parcel ID Number 3937415952 Property Address: 1455 56TH ST W BRADENTON, FL 34209 Names in which assessed: ANNE P FRANCIS, JON T FRANCIS 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01418M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3594 Tax Deed #:2025TD000091
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: 2023-3594 Year of Issuance 2023 Description of Property COM AT SE COR OF SW1/4 OF SE1/4 SEC 36; TH N 00 DEG 19 MIN 34 SEC E, 20 FT TO N R/W LN OF 26TH AVE E FOR POB; TH CONT N 00 DEG 19 MIN 34 SEC E, 0.83 FT TO SLY R/W LN OF PROPOSED HWY 301; TH N 58 DEG 36 MIN 20 SEC W, ALG SD PROPOSED R/W LN, 487.18 FT; TH S 00 DEG 19 MIN 34 SEC W, 250.91 FT TO N R/W LN OF SD 26TH AVE E; TH S 89 DEG 28 MIN 56 SEC E, ALG SD R/W LN, 417.4 FT TO POB, LESS THE W 100 FT DESC (877/980) & SUBJ TO EASMT TO F P & L CO DESC (896/479) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#46891.1005/6 Parcel ID Number 4689110056 Property Address: 1111 26TH AVE E BRADENTON, FL 34208 Names in which assessed: WILLIAM F SAMUELS SR RESTATED REV TRUST U/A DATED FEBRUARY 6 2020 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01409M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1197 Tax Deed #:2025TD000102
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 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: 2023-1197 Year of Issuance 2023 Description of Property LOT 10 BLK 3 MAR-LEE ACRES ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 46 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7849.0000/3 Parcel ID Number 784900003 Property Address: 1815 18TH ST E PALMETTO, FL 34221 Names in which assessed: ANTONIA OCHOA, JAIME OCHOA 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01419M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3583 Tax Deed #:2025TD000120
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 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: 2023-3583 Year of Issuance 2023 Description of Property PARCEL A, COM AT THE SE COR OF THE SW 1/4 OF SEC 36, THEN NLY 25 FT; THEN WLY, ALG THE N R/W LN OF 26TH AVE, 307.40 FT; THEN NLY, ALG THE E R/W LN OF 8TH ST E, 422.37 FT FOR THE POB; THEN CONT NLY ALG SD R/W, 86.86 FT TO THE SW COR OF LOT 5 BURTON PK, THEN ELY ALG THE S LNS OF LOTS 5 & 4 OF SD BURTON PK, 100.0 FT; THEN SLY 86.86 FT; THEN WLY 100.0 FT TO THE POB P-3-2 PI#46510.1000/3 Parcel ID Number 4651010003 Property Address: 2301 8TH ST E BRADENTON, FL 34208 Names in which assessed: TRACY LEE SIMONEAU 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01424M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2047 Tax Deed #:2025TD000087
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: 2023-2047 Year of Issuance 2023 Description of Property COM AT THE NW COR OF THE SW 1/4 OF THE NE 1/4 OF SEC 20, TWN 35, RNG 18; TH S 89 DEG 36 MIN 42 SEC E, ALG THE N LN OF SD SW 1/4 OF THE NE 1/4, A DIST OF 42.00 FT; TH S 00 DEG 11 MIN 14 SEC E, 50.00 FT TO THE PT OF INT OF THE S R/W LN OF 63RD AVE E AND THE E R/W LN OF 33RD ST E, AS DESC IN OR 715 PG 147, OR PRMCF, TH CONT S 00 DEG 11 MIN 14 SEC E, ALG SD E R/W LN, A DIST OF 600.00 FT FOR A POB; TH CONT S 00 DEG 11 MIN 14 SEC E, ALG SD E R/W LN, A DIST OF 225.00 FT; TH S 89 DEG 34 MIN 28 SEC E, 470.00 FT; TH N 00 DEG 11 MIN 14 SEC W, 225.00 FT; TH N 89 DEG 34 MIN 28 SEC W, 470.00 FT TO THE POB, (OR 2275/180), PI#18702.0025/9 Parcel ID Number 1870200259 Property Address: 6341 33RD ST E SARASOTA, FL 34243 Names in which assessed: ROADKILL AUTO 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01403M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-533 Tax Deed #:2025TD000099
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 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: 2023-533 Year of Issuance 2023 Description of Property LOT 41, ENCLAVE AT COUNTRY MEADOWS, A SUB ACCORDING TO THE PLAT THEREOF TO BE RECORDED IN PLAT BOOK 56, PAGES 128 THROUGH 133, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#5265.0215/9 Parcel ID Number 526502159 Property Address: 917 145TH STREET CIR NE BRADENTON, FL 34212 Names in which assessed: ROBERT A ABRAMOVICH, ROBERT ABRAMOVICH REV TRUST U/A DTD 12/3/2007 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01413M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3643 Tax Deed #:2025TD000065
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: 2023-3643 Year of Issuance 2023 Description of Property LOT 50, THE E 1/2 LOT 51, CAROLINA TENNESSEE SUB ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 156, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#47476.0000/7 Parcel ID Number 4747600007 Property Address: 711 32ND AVE E BRADENTON, FL 34208 Names in which assessed: DENNIS DUFON, JASON CHRISTOPHER THOMPSON, JASON THOMPSON, KRISTINA THOMPSON 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01414M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3535 Tax Deed #:2025TD000118
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 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: 2023-3535 Year of Issuance 2023 Description of Property BEG AT NE COR OF SEC 36; THENCE GO S ALG E LN OF SD SEC 36 A DIST OF 420 FT THENCE W ALG C/L OF 10TH AVE E A DIST OF 472 FT TO A PT. THENCE N 145 FT; THENCE E 80 FT; THENCE S 145 FT TO C/L OF 10TH AVE E; THENCE GO W ALG C/L OF 10TH AVE E A DIST OF 80 FT TO POB LESS THE S 25 FT THEREOF FOR ST DESC ORB 106 P 323 PRMCF P-1-I-N PI#45389.0000/4 Parcel ID Number 4538900004 Property Address: 1409 10TH AVE E BRADENTON, FL 34208 Names in which assessed: ESTATE OF HARRIET ELIZABETH RILEY, ESTATE OF MARILYN LOUISE BELL, KEVIN BELL, KEVIN PALMER, PAULETTE TERRELL, RENIKA RILEY 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01422M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3332 Tax Deed #:2025TD000090
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: 2023-3332 Year of Issuance 2023 Description of Property LOT 9, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LOT 10, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#40878.0030/9 Parcel ID Number 4087800309 Property Address: 21ST ST W BRADENTON, FL 34205 Names in which assessed: 1310 21ST W ST 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01408M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3694 Tax Deed #:2025TD000093
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: 2023-3694 Year of Issuance 2023 Description of Property LOTS 3, 4, 29 AND 30, ELKHART SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE R/W FOR SR 683 (9TH AVE W), REC IN CIRCUIT COURT MINUTE BOOK 19 PG 531, OF SAID PUBLIC RECORDS PI#48192.0005/9 Parcel ID Number 4819200059 Property Address: 2615 9TH ST W BRADENTON, FL 34205 Names in which assessed: S AND R INVESTMENTS OF CENTRAL FLORIDA 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01416M

FIRST INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1666 Tax Deed #:2025TD000085
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 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: 2023-1666 Year of Issuance 2023 Description of Property THE N 2 AC OF E1/2 OF LOT 23, BLK 3 ELWOOD PARK, BLOCK 3 OF NEW HOME DEVELOPMENT COMPANY'S COMBINATION LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#15269.0000/4 Parcel ID Number 1526900004 Property Address: 3208 45TH ST E BRADENTON, FL 34208 Names in which assessed: JERONIMO RAMIREZ 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 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01406M

SUBSEQUENT INSERTIONS

--- PUBLIC SALES / ESTATES ---

SECOND 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	

SECOND 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; <i>SINGLE WIDE MOBILE HOME</i> ; 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	

SECOND 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: Matthew B. Pryor, Esq. Florida Bar Number: 1060103 MACKEY LAW GROUP P.A. 1402 3RD AVE W BRADENTON, FL 34205 Telephone: (941) 746-6225 Fax: (941) 748-6584 August 8, 15, 2025 25-01380M	

SECOND 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
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THIRD INSERTION		
NOTICE OF ACTION FOR QUIET TITLE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 CA 780 RONALD F. THRUM and JANET D. THRUM, Plaintiffs, vs. BARBARA J. CORSON Defendant. To: Barbara J. Corson 444 45th Avenue North St. Petersburg, FL 33703 YOU ARE NOTIFIED that an action to Quiet Title to the following property in Manatee County, Florida: Unit 277, Tree Lakes Travel Trailer Resort, a Cooperative, located upon the lands described in Exhibit “A” and according to Exhibit “B” (plot plan, survey and graphic description of improvements) of the Articles of Incorporation of Tree Lakes Association, Inc., a Florida Non-Profit Corporation, as shown in Official Records Book 1043, Page 3299, and any amendments thereto, of Public Records of Manatee County, Florida. 2215 73rd Street East, Lot 277, Palmetto, FL 34221 (hereafter the “Property”) has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Charles J. Pratt, Jr., Dye Harrison Knowles Kirkland Pratt & DePaola, PLLC, 1206 Manatee Avenue West, Bradenton, Florida 34205; cpratt@dyeharrison.com, on	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. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 7/29/2025 Angelina Colonnese CLERK OF THE CIRCUIT COURT (SEAL) By: K. Gaffney Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01359M	

SECOND 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	

SECOND 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, Alatryce; G07CC - Sable, Michael; L17CC - Pittman, Christina		

THIRD INSERTION		
NOTICE OF ACTION FOR DETERMINATION OF PATERNITY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025-DR-1478 IN THE INTEREST OF: ANGEL EDUARDO ALVARADO CASTILLO, Child KATHERINE ELIZABETH MARTINEZ CASTILLO, Petitioner and GLORIA ARACELI CASTILLO AND ANGEL ALVARADO SANCHEZ, Respondents TO: ANGEL ALVARADO SANCHEZ, Respondent Respondent’s last known address as of December 31, 2017, is 5120 14th Street West, Bradenton FL 34207. 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 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	so, a default may be entered against you for the relief demanded in the petition. 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} Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the 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. 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. Dated: JULY 24 2025 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	

THIRD INSERTION		
NOTICE OF ACTION FOR Petition to Disestablish Paternity. IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 19-DR-2610 DIVISION: 4 IN RE: THE MATTER OF ROBERT DONALD PIETSCH, Petitioner/Father, and, MICHELLE PAULETTE SCHMOTZER, Respondent/Mother, JEROME RUCQUOY, Respondent. TO: JEROME RUCQUOY 59 AVENUE RAQUEL MELLEN 06930 VILLEFRENCHÉ SUR MER 0033634492 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. Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court’s office. You may review these documents upon request. You must keep the Clerk of the 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 mailed to the addresses on record at the clerk’s office. 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. In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: 07/28/2025. CLERK OF THE CIRCUIT COURT (SEAL) By: C. Gaskin Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01366M	

SECOND 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, Hermeara; A068 - capwell, Nikki; A075 - Helmes, Richard; C040 - crisp, Renee; C066 - green, Angel; C103 - Bowers, Christine; D016 - Dorante, Karem; 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, Tarrance		
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, Kaeleigh; 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		

ACTIONS / SALES

SECOND 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

SECOND INSERTION		
NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 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

SECOND 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

SECOND 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

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

SECOND INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: Case No.: 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

SECOND INSERTION		
NOTICE OF ACTION IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 2025-CC-001804 MARINA WALK ON HARBOUR ISLE, A CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. JEFFREY RYAN RICE, NICOLE DIANA RICE, and UNKNOWN TENANT(S), Defendants. TO: JEFFREY RYAN RICE YOU ARE NOTIFIED that an action for foreclosure on the following 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

SECOND 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
IN THE
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

1546871

--- PUBLIC SALES / ESTATE ---

SECOND INSERTION		
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at lockerfox.com on Thursday the 14th day of August, 2025 at 10:00 AM. Said property is iStorage, 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, 202525-01369M		
SECOND 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
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SECOND 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, 202525-01384M		

SECOND 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, 202525-01394M		

THIRD INSERTION		
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		

THIRD INSERTION		
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2024-DP-093 Div.J IN THE INTEREST OF: J.C. M DOB: 11/24/2014, MINOR CHILD TO: Chris Morran, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: 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 Court-house, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34205, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN		
THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 28 day of JULY, 2025. Angelina M. Colonnese, Clerk of Circuit Court Manatee County, Florida (SEAL) By: C. Hoatland As Deputy Clerk Aug. 1, 8, 15, 22, 202525-01348M		

SECOND 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 unmaturred, 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 unmaturred, 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 Schoenahls. 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, 202525-01385M		

SECOND 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, 202525-01396M		

THIRD INSERTION		
Ranch, FL 34202 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.		
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.		
CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY: John Dickerman D.S. August 1, 8, 15, 22, 202525-01354M		

THIRD INSERTION		
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2022-DP-644Div.J IN THE INTEREST OF: J.A. DOB: 1/31/2024, J.A.A. DOB: 4/16/2025, MINOR CHILDREN TO: Gernecia Perkins, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following 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. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE		
CHILD OR CHILDREN NAMED IN THIS NOTICE. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org , or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org . If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 9 day of JULY, 2025. Angelina Colonnese, Clerk of Court (SEAL) By C. Hoatland As Deputy Clerk August 1, 8, 15, 22, 202525-01307M		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP1791 Division Probate IN RE: ESTATE OF Gordon G. Hawkins, Jr. Deceased. The administration of the estate of GORDON G. HAWKINS, JR., deceased, whose date of death was April 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent		
and other persons having claims or demands against decedent’s estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this notice is August 8, 2025. Personal Representative: CHERYL H. HAWKINS 337 Bow Lane Bradenton, FL 34208 Attorney for Personal Representative: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email: dlaganella@gerlinglawgroup.com August 8, 15, 202525-01399M		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025CP001544AX IN RE: THE ESTATE OF WILLIAM CONTES, Deceased The administration of the estate of WILLIAM CONTES, deceased, whose date of death was April 19, 2025, File Number 2025CP001544AX, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against the estate of the decedent, must file their claims with this Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED		
WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The personal representative or curator has no duty to discover whether any property held at the time of the decedent’s death by the decedent or the decedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes. The date of the first publication of this Notice is August 8, 2025. Signed on the 31 day of July, 2025. Dawn Contes Personal Representative 5223 Castello Lane Bradenton, FL 34211 ROBERT C. THOMPSON, JR., Esquire FBN #390089 SPN #02528094 rt@thompsonfernald.com THOMPSON & FERNALD, P.A. 611 Druid Road East, Suite 705 Clearwater, Florida 33756 Tel: (727) 447-2290 Fax: (727) 443-1424 Attorney for Personal Representative August 8, 15, 202525-01379M		