

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 9/11/2025 at 9:30 AM

Thomas Bradshaw - Boxes, King Mattress, kitchen items

Jose Linares - Electric heater chair table freezer

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

August 22, 29, 2025 25-01464M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-9/11/25 9:30am

Javier Benitez Alonso-10 boxes & misc

Derek Pardue-Boxes, dresser, tv

Alondra Rivera-2 bed apartment

Greg Fields-clothes and personal items

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

August 22, 29, 2025 25-01463M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 4660 53rd Ave. East, Bradenton, FL, 34203 Jasmine Works 6032 Bikes, Scooter, Safe, Fishing poles, Tires. TAMMY ODOM 7026 Clothes, Boxes, Totes, Bags, Purses, Printer, Misc items. Jerry Combs 5053 Flat screen tv, Rifle, Luggage, Microwave, Boxes, jumper cables, Speaker, Fishing pole. 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 22, 29, 2025 25-01477M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 5305 Manatee Ave W, Bradenton FL, 34209 on 9-11-25 at 9:30am

561-288-4405

Those in Auction:

Chiquita LaShone Jones-TV, Small household items, clothes

David Lerulli-Household Goods/Furniture, Office Furn/Machines/Equip

David Lerulli-Household Goods/Furniture, Office Furn/Machines/Equip

David Lerulli-Household Goods/Furniture, Office Furn/Machines/Equip

Paula Cooke-Household Goods/Furniture, TV/Stereo Equipment, Tools/Appliances, Office Furn/Machines/Equip

Chuck Watson- Houshold goods, furniture

Brea Burke-Household items, Washer/dryer ,beds ,clothes and tv

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

August 22, 29, 2025 25-01468M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under fictitious name of ResQmedics Home Services located at 5320 Gavella Cove, in the County of Manatee in the City of Palmetto, Florida 34221 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Manatee, Florida, this 20th day of August, 2025.

ELECTRAMEDICS ELECTRICAL SERVICES LLC

August 22, 2025 25-01508M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 09/11/2025 9:30am

Amanda Simacek - Household goods

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

August 22, 29, 2025 25-01470M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 10415 Portal Crossing, Bradenton, FL, 34211 Andrey Bondarev 1061 Plastic, stamps, part of a sectioned, red tool box. Justin Barker 4026 Mattress, desk chair, pressure washer, ladder, boxes, TVs, Dresser, suitcase, purse, dishes, dinning chairs, vacuum cleaner, table, coffee maker, pan, blanket, bedding, small TV stand, totes. 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 22, 29, 2025 25-01478M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 8400 Cortez Road W, Bradenton, FL, 34210 jorge quiroga 01404 pizza oven, double door cooler, cabinets, commercial kitchen items, buckets, lamps, duffel bags. Skyler Vargas 00225 Bags, boxes, totes, . James Volpe 01506 air compressor, car lift, heavy duty vise, floor jack, hand truck, rolling tool boxes, tools. Kayla Healy 00833 furniture, totes, household items, camping items. Natasha Ruiz 00639 Furniture Appliances house items. Harley Wise 00551 Household items, toys, furniture, totes, boxes, sporting goods. Jessica Mena 00611 Tires, wheeled cart, household items. Jill Paterson/Smith 00720 household items, bags, totes, duffel bag. Jill Paterson/Smith 00517 household items, boxes, totes, sporting goods, holiday decor. Robert Parrish 01119 furniture, boxes, totes, racks. Paula Cooke 00647 household items, toys, boxes. All purchased items are sold as is, where is, and must be removed within 48 hours of the sale. Purchases must be paid for at the time of purchase per facility policy. Sale subject to cancellation in the event of settlement between owner and obligated party.

August 22, 29, 2025 25-01473M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on 09/05/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1972 IMPE mobile home bearing the vehicle identification number 311222, and all personal items located inside the mobile home. Last Tenant: Paul J. Audet, Estate of Dortha Ann Audet and All Unknown Beneficiaries, Heirs, Successors, and Assigns of Dortha Ann Audet. Sale to be held at: Chateau Village, 612 53rd Avenue W, Bradenton, Florida 34207, (941) 755-1995.

August 22, 29, 2025 25-01502M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W, Bradenton, FL 34205 on September 11,2025 at 10:00 AM.

Barbara Oliver – Boxes, Furniture

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

August 22, 29, 2025 25-01467M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 14710 SR 64 East, Bradenton, FL, 34212 Geoffrey Broderick 3108 Artwork, mirror, tool box, totes, box. Geoffrey Broderick 3113 Boxes, army bag, keyboard stand, blankets. Lance Jenkins 00110 Totes, fan, laundry basket, kid toys, smoker, boxes, desk chair, couch, mattress, kids bed, foldable table, dog crate, printers. Jana Manfull 2004 Tires, mirror, boxes, chairs, table, totes, air compressor, baseball bat, car seat, car parts. 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 22, 29, 2025 25-01476M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 4305 32nd Street West, Bradenton, FL, 34205 Wilson Ellis 01506 Boxes, painters stilts, chainsaw, generators, lawn mower, contractor supplies . Daniel Herrera 00082 TV, bags, small fan, key board, pool stick, boxes, tv remote . Terry Tedder 00922 Totes, microwave, buckets, fishing poles, bags, purse, boxes, blankets, books, shoes, clothing, wooden box, doll, cooler, baby diapers. Alex Pierre 00283 Kids bikes, mattress, cloth wagon, bags, totes, cooler, luggage, kids toy guitar,baskets, boxes . Karen Rutherford 00394 Box, file folder, bandanas . Jeffrey Gillard 02055 Boxes, bags, Christmas tree stand, wrapping paper, clothing, flat screen, side table, decorative pillows, laundry basket, wall art, board game, toy train box . 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 22, 29, 2025 25-01474M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585. SALE DATE SEPTEMBER 29TH 2025 NEY AUTO SALES INC DBA: CAR CLINIC AUTO REPAIR 6224 31ST ST E UNIT 9 BRADENTON, FL 34203 (941) 752-7595

MV104743 2025 KIA TELLURIDE 5XYP5DGC3SG616733 \$20,593.27

2015 HYUNDAI GENESIS KMHGN-4JE6FU064719 \$3,267.89

August 22, 2025 25-01490M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage

1930 Cortez Rd W, Bradenton, FL, 34207

941-302-9918

[www.Storagetreasures.com](http://www.Storagetreasures.com)

Auction date and time: 09/11/25 @ 10:00AM

Carl Campetalli- Household items and boxes

Danny Waiters- 3 piece sectional

Nicole Khouri- Furniture

Judah Muhammeda- Totes, Clothes

Melissa Thomas- Boxes and clothes

Jacob Clayton- bins, boxes

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

August 22, 29, 2025 25-01471M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 3760 Cortez Road West, Bradenton, FL, 34210 Elizabeth Cooper 00109 bike, household items, patio furniture, mattress, fans, boxes, decor, fake plants. Elizabeth Cooper 00917 lamps, boxes, walker, folding chairs, suitcases, laundry baskets, vacuum, totes. Patrick Smith 01703 fishing poles, suitcases, small pressure washer, misc. Ryan Roark 00318 Misc Items. Thomas Doss Sr 01608 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 22, 29, 2025 25-01475M

FIRST INSERTION

**PUBLIC NOTICE OF SALE**

NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at [storagetreasures.com](http://storagetreasures.com) on Thursday the 11th day of September, 2025 at 11:00 AM. Said property is iStorage, 1102 53rd Ave W, Bradenton, FL, 34207 Emily Reyes 5098 Kids play set, Furniture, Entertainment shelf. ralph favors 4100 Bed mattress frame , Locker Lamps, Office Furniture, Microwave, Shop vac, Paintings, Luggage, Personal items, Dresser, Table., cedric stephens 4063 Fish tank, Microwave, Dresser, Skateboards, Sporting goods, Tools Typewriter, Boxes, Desk, Chair, Totes. Ernst Bendjino Clermont 4019 Bed, Chairs, Mattress, Desk, Table, Boxes. Patsy Robinson 4015 Plastic Totes, Baby crib, Baby rocker, Baby changing station, cooler, Gas can. 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 22, 29, 2025 25-01479M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Facility Address 4805 96TH ST E palmetto FL, 34221

Phone Number 561-288-6308

Time of Sale 9/11/25 9:30AM

Jamar Johnson- house goods

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

August 22, 29, 2025 25-01469M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 09/11/25 at 9: 30 AM

Thomas Cole- queen bed, couch, desk and some boxes, tvs

Ruth Hallman-boxes, totes, W&d and small tv stand , 2 twin mattress.

Ruth Hallman-guitars, amplifiers, studio equipment

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

August 22, 29, 2025 25-01480M

FIRST INSERTION

**NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF THE DW Bayview Community Development DISTRICT**

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the “District”) will hold a special meeting (the “Meeting”) of its Board of Supervisors (the “Board”) on September 12, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at [sdeluna@rizzetta.com](mailto:sdeluna@rizzetta.com) (the “District Manager’s Office”) during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the 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.

Stephanie DeLuna  
District Manager

DW Bayview Community Development district  
August 22, 2025 25-01496M

FIRST INSERTION

**NOTICE OF BOARD MEETING**

**EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT**

Notice is hereby given that the Board of Supervisors (“Board”) of the Eagle Pointe Community Development District (“District”) will hold a regular meeting of the Board of Supervisors on **Thursday, September 4, 2025, at 5:00 PM** at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219.

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

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

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

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

Richard McGrath, District Manager  
Governmental Management Services – Tampa, LLC  
August 22, 2025 25-01491M

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Call: (941) 362-4848 or go to: [www.businessobserverfl.com](http://www.businessobserverfl.com)

Business Observer

62-77



--- PUBLIC SALES ---

FIRST INSERTION

NORTHLAKE STEWARDSHIP DISTRICT

NOTICE OF SUPPLEMENTAL PUBLIC HEARING FOR IMPOSITION OF THE OPERATIONS AND MAINTENANCE SPECIAL ASSESSMENTS, CONFIRMATION OF AN ASSESSMENT ROLL, AND THE LEVY, COLLECTION, AND ENFORCEMENT OF THE SAME; AND NOTICE OF REGULAR BOARD OF SUPERVISORS' MEETING.

The Board of Supervisors ("Board") for the Northlake Stewardship District ("District") will hold the following supplemental public hearing and regular meeting:

DATE: September 17, 2025  
TIME: 5:00 p.m.  
LOCATION: 6102 162nd Avenue E.  
Parrish, Florida 34219

The supplemental public hearing is being held pursuant to Chapter 2022-248, *Laws of Florida*, to consider and/or confirm the imposition of operations and maintenance special assessments ("O&M Assessments") upon the lands located within the District which secure the District's adopted budget ("Adopted Budget") for the fiscal year beginning October 1, 2025, and ending September 30, 2026 ("FY 2026"); to consider and/or confirm the adoption of an assessment roll; and to provide for the levy, collection, and enforcement of O&M Assessments. Such public hearing is being held as a supplement to the original public hearing for O&M Assessments held on August 20, 2025 ("Original Public Hearing"), out of abundance of caution due to a failure of the newspaper to include a geographic depiction of the property subject to the O&M Assessment with the published notice for the Original Public Hearing. The matters described above to be considered at the supplemental public hearing were also already previously heard and considered at the Original Public Hearing. At the conclusion of such public hearing, the Board will, by resolution, confirm the prior levy of O&M Assessments, as may be updated and/or amended by the Board after such supplemental public hearing. A regular 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 for FY 2026. A geographic depiction of the property potentially subject to the proposed O&M Assessments is identified in the map attached hereto. The District's resolution declaring the proposed O&M Assessments for FY 2026 is attached hereto pursuant to Chapter 170, *Florida Statutes*. The table below shows the schedule of the O&M Assessments:

General Fund (GF)

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

Rye Ranch Pod C			
Residential Units	0	0.08	\$46.38
Rye Ranch Undeveloped Land			
Undeveloped Land	678.64	0.26	\$152.28

\*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod A

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

\*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod B

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

\*includes collection costs and early payment discounts

Special Revenue Fund (SRF) Pod C

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

\*includes collection costs and early payment discounts

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

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

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

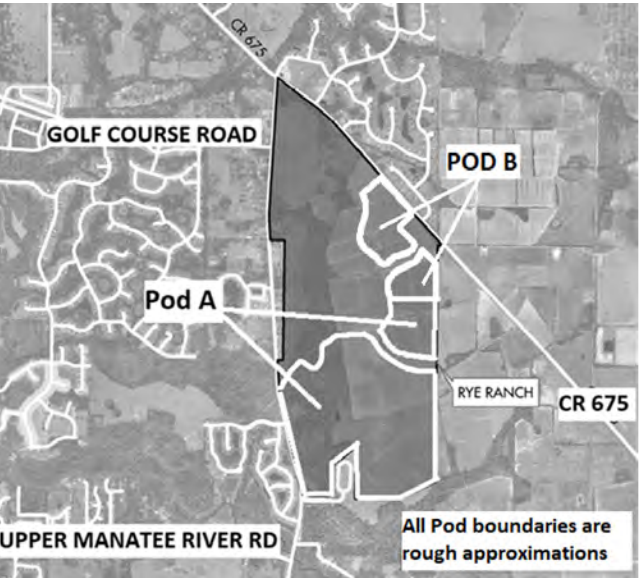
Additional Provisions

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

Any person requiring special accommodations at the public 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.

Please note that all affected property owners have the right to appear at the public hearing 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 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 22, 29, 2025

25-01497M

FIRST INSERTION

NOTICE OF PUBLIC HEARING

NOTICE IS HEARBY GIVEN, pursuant to Section 125.66 of Florida Statutes, that the Manatee County Board of County Commissioners (Board) will conduct a public hearing in the Patricia M. Glass Chambers, Manatee County Administrative Complex, 1112 Manatee Avenue West, first floor, Bradenton, Florida during its regular meeting of September 16, 2025, at 9:00 a.m. or soon thereafter to consider, act upon, enact or reject the following matter:

The Board of County Commissioners of Manatee County, Florida, proposes to adopt the following ordinance:

ORDINANCE NO. 25-47

AN ORDINANCE OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, REGARDING THE PALM AIRE MUNICIPAL SERVICE TAXING UNIT; PROVIDING THAT THE MANATEE COUNTY CODE OF ORDINANCES BE AMENDED BY REVISING CHAPTER 2-23; MAKING CERTAIN FINDINGS; AMENDING THE BOUNDARIES OF THE PALM AIRE MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Interest parties may examine the proposed ordinance and related documents and may obtain assistance regarding this matter from the Office of the County Attorney, 1112 Manatee Avenue West, 9th Floor, Bradenton, FL 34205; telephone number (941) 745- 3750; e-mail to: cao@mymanatee.org.

Interested parties may appear and be heard at the meeting with respect to the proposed Ordinance Pursuant to Section 286.0105 of Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter considered at said Public Hearing will need a record of the proceedings, and for such purpose, that person may need to ensure that a verbatim record of the proceedings is made, which includes the testimony or evidence upon which the appeal is to be based.

Rules of procedure for Public Comment and Citizen's Comments (including time limits) are governed by Resolution R-25-013, Restated Rules of Procedure (adopted 1/28/25).

Please send comments to: Manatee County Attorney's Office  
1112 Manatee Avenue West, Suite 969  
Bradenton, FL 34205  
cao@mymanatee.org

**Americans with Disabilities:** The Board of County Commissioners does not discriminate upon the basis of any individual's disability. Manatee County is committed to providing full access to facilities, programs, and services to all, as well as supporting the employment of qualified individuals with disabilities in its workforce in accordance with federal and state laws and regulations, including the Americans with Disabilities Acts of 1990 (ADA) and as amended ("ADAA"), and 503 and 504 of the Rehabilitation Act of 1973. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any of these documents, should contact Carmine DeMilio, ADA Compliance Coordinator, at (941) 792-4501 ext. 6016 or carmine.demilio@mymanatee.org, as least 3 business days prior to the scheduled meeting. If you are deaf/hard of hearing and require the services of an interpreter, please contact the Florida Relay Service at 711.

THIS HEARING MAY BE CONTINUED FROM TIME-TO-TIME PENDING ADJORNMENTS.  
August 22, 2025 25-01503M

FIRST INSERTION

LAKEWOOD RANCH STEWARDSHIP DISTRICT

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

The Board of Supervisors ("Board") of the Lakewood Ranch Stewardship District ("District") will hold a public hearing and regular meeting as follows:

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

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, c/o PFM Group Consulting, LLC, 3501 Quadrangle Blvd., Suite 270, Orlando, Florida 32817, (407) 723-5900 ("District Manager's Office"), during normal business hours, or by visiting the District's website at https://lakewoodranchstewardship.com/.

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

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

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

District Manager August 22, 2025 25-01485M

FIRST INSERTION

DEL WEBB SUNCHASE 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 Del Webb Sunchase Community Development District ("District") will hold a public hearing and regular meeting as follows:

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

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.

Kristen Suit District Manager August 22, 2025 25-01492M

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ESTATE

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FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 001693**  
**IN RE: ESTATE OF**  
**BERNARD WAYNE PACE,**  
**Deceased.**

The administration of the estate of  
BERNARD WAYNE PACE, deceased,  
whose date of death was June 5, 2025,  
is pending in the Circuit Court for Man-  
atee County, Florida, Probate Division,  
the address of which is 1115 Manatee  
Avenue West, Bradenton, FL 34205.  
The names and addresses of the Per-  
sonal Representative and the Personal  
Representative's attorney are set forth  
below.

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

The Personal Representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

The date of first publication of this  
notice is 08/22/2025.

**ANNETTE KELLEHER**  
**(A/K/A ANNETTE OLSON),**  
**Personal Representative**  
MATTHEW D. UNZICKER, ESQ.  
Attorneys for Personal Representative  
Florida Bar No. 1015962  
Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
Telephone: (941) 907-9022  
Fax: (941) 954-9992  
Primary Email:  
munzicker@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
August 22, 29, 2025 25-01505M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE  
TWELFTH JUDICIAL CIRCUIT IN  
AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2024CP002788**  
**IN RE: ESTATE OF**  
**DONALD E. FRENCH SR.,**  
**Deceased.**

The administration of the Estate of  
DONALD E. FRENCH SR., deceased,  
whose date of death was 10/23/2024, is  
pending in the Twelfth Judicial Circuit  
in and 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 Decedent and other  
persons having claims or demands  
against Decedent's Estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court WITHIN THE LATER OF  
THREE (3) MONTHS AFTER THE  
TIME OF THE FIRST PUBLICATION  
OF THIS NOTICE OR THIRTY (30)  
DAYS AFTER THE DATE OF SER-  
VICE OF A COPY OF THIS NOTICE  
ON THEM.

All other creditors of Decedent and  
other persons having claims or de-  
mands against Decedent's Estate must

file their claims with this court WITH-  
IN THREE (3) MONTHS AFTER THE  
DATE OF THE FIRST PUBLICATION  
OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH IN  
SECTION 733.702 OF THE FLORIDA  
PROBATE CODE WILL BE FOREV-  
ER 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 08/22/2025.

**MICHAEL S. FRENCH,**  
**Personal Representative**  
**c/o Berlin Patten Ebling, PLLC**  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
MATTHEW D. UNZICKER, ESQ.  
Florida Bar No. 1015962  
Berlin Patten Ebling, PLLC  
8433 Enterprise Circle, Suite 200  
Lakewood Ranch, Florida 34202  
Telephone: (941) 907-9022  
Fax: (941) 954-9992  
Primary Email:  
munzicker@berlinpatten.com  
Secondary Email:  
tkelley@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
Attorneys for Personal Representative  
August 22, 29, 2025 25-01498M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 1786 AX**  
**Division Probate**  
**IN RE: ESTATE OF**  
**MILDRED LORAIN PATT**  
**Deceased.**

The administration of the estate of  
Mildred Loraine Patt, deceased, whose  
date of death was February 2, 2025,  
is pending in the Circuit Court for Man-  
atee 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 oth-  
er persons having claims or demands  
against decedent's estate on whom a  
copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER  
OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.

The personal representative has no  
duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,

Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

The date of first publication of this  
notice is August 22, 2025.

**Personal Representative:**  
**Debra Vandonkelaar**  
**(Jul 18, 2025 11:13 EDT)**  
**Debra VanDonkelaar**  
6123 Mesa Glen  
Bradenton, Florida 34203  
Attorney for Personal Representative:  
Daniel Hooper Smith, Esq., Attorney  
Florida Bar Number: 1006829  
ADVOCATES IN AGING  
WIESNER SMITH PLLC  
328 N Rhodes Avenue  
Sarasota, Florida 34237  
Telephone: (941) 365-9900  
Fax: (941) 365-4479  
E-Mail: daniel@wiesnerlaw.com  
Secondary E-Mail:  
sherri@wiesnerlaw.com  
Tertiary E-Mail:  
rachel@wiesnerlaw.com  
August 22, 29, 2025 25-01499M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025 CP 1843**  
**Division Probate**  
**IN RE: ESTATE OF**  
**ARTHUR JAMES CUNNIEN,**  
**Deceased.**

The administration of the estate of Ar-  
thur James Cunniën, deceased, whose  
date of death was February 11, 2025, is  
pending in the Circuit Court for Man-  
atee County, Florida, Probate Division,  
the address of which is 1115 Manatee  
Avenue West, Bradenton, FL 34205.  
The names and addresses of the per-  
sonal representative and the personal  
representative's attorney are set forth  
below.

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

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

The personal representative has no

duty to discover whether any property  
held at the time of the decedent's death  
by the decedent or the decedent's sur-  
viving spouse is property to which the  
Florida Uniform Disposition of Com-  
munity Property Rights at Death Act  
as described in ss. 732.216-732.228,  
applies, or may apply, unless a written  
demand is made by a creditor as speci-  
fied under s. 732.221, Florida Statutes.

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

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

The date of first publication of this  
notice is August 22, 2025.

**Personal Representative**  
**Myrna Cunniën**  
307 55th Ave. W  
Bradenton, FL 34207  
Attorney for Personal Representative  
Erika Dine, Esq.  
Dine Elder Law, PLLC  
Attorney for Petitioner  
Florida Bar No. 634581  
In a joint venture with  
Hamilton Price, P.A.  
2400 Manatee Ave. W.  
Bradenton, FL 34205  
Telephone: 941-748-0550  
Email: Erika@hamiltonpricelaw.com  
Secondary Email:  
Tara@hamiltonpricelaw.com  
August 22, 29, 2025 25-01504M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY  
FLORIDA  
PROBATE DIVISION  
**File Number: 2025CP001403AX**  
**IN RE: ESTATE OF**  
**JO ANN COATES**  
**Deceased.**

The administration of the estate of Jo  
Ann Coates, deceased, File Number:  
2025CP001403AX, whose date of  
death was October 20, 2024, is pend-  
ing in the Circuit Court for Manatee  
County, Florida, Probate Division, the  
address of which is 1051 Manatee Ave.  
W., Bradenton, FL 34205. The names  
and addresses of the personal represen-  
tative and the personal representative's  
attorney are set forth below.

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

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS

NOTICE.

ALL CLAIMS NOT FILED WITHIN  
THE TIME PERIODS SET FORTH  
IN FLORIDA STATUTES SEC-  
TION 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.

A personal representative or curator  
has no duty to discover whether any  
property held at the time of the deced-  
ent's death by the decedent or the de-  
cedent's surviving spouse is property to  
which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in sections 732.216-  
732.228, applies, or may apply, unless a  
written demand is made by a creditor as  
specified under section 732.221.

The date of first publication of this  
notice is: August 22, 2025.

**Personal Representative**  
**Bethany J. Loll**  
2452 Chelmsford Drive  
Crofton, MD 21114  
Attorney for Personal Representative  
Cassandra L. Manna  
Florida Bar Number 118792  
Brennan, Manna & Diamond, LLC  
200 Public Square, Suite 1850  
Cleveland, OH 44114  
(216) 658-2206  
clmanna@bmdllc.com  
August 22, 29, 2025 25-01481M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY  
FLORIDA PROBATE DIVISION  
**File No. 2025 CP 001615 AX**  
**Division PROBATE**  
**IN RE: ESTATE OF**  
**DAVID SCHRIEBER Deceased.**

The administration of the estate of DA-  
VID SCHRIEBER, deceased, whose  
date of death was October 1, 2024,  
is pending in the Circuit Court for  
MANATEE County, Florida, Probate  
Division, the address of which is 1051  
Manatee Avenue West, Bradenton, FL  
34205. The names and addresses of the  
personal representative and the per-  
sonal representative's attorney are set  
forth below.

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

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

creditor as specified under s. 732.221,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

The date of first publication of this  
notice is August 22, 2025.

**Personal Representative:**  
**Brian Schrieber**  
17970 126th Ave.  
Kimball, Florida 55353  
(320) 250-5653  
bdschrieber@yahoo.com  
Attorney for Personal Representative:  
Whitney C. Glaser, Attorney  
Florida Bar Number: 0059072  
3027 Manatee Avenue West, Suite B  
Bradenton, FL 34205  
Telephone: (941) 241-8266  
Fax: (941) 241-8304  
E-Mail:  
whitney@whitneyglaserlaw.com  
Secondary E-Mail:  
paralegal@whitneyglaserlaw.com  
August 22, 29, 2025 25-01482M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025-CP-001450**  
**IN RE: ESTATE OF:**  
**GOLDIE B. HERBERT**  
**Deceased.**

The administration of the estate of  
GOLDIE B. HERBERT, a/k/a GOLD-  
IE BRONOEL HERBERT, deceased,  
whose date of death was February 12,  
2025; is pending in the Circuit Court  
for Manatee County, Florida, Probate  
Division, the address of which is 1115  
Manatee Avenue West, Bradenton,  
Florida 34205. The names and address-  
es of the personal representative and  
the personal representative's attorney  
are set forth below.

A personal representative or curator  
has no duty to discovery whether any  
property held at the time of the deced-  
ent's death by the decedent or the de-  
cedent's surviving spouse is property to  
which the Florida Uniform Disposition  
of Community Property Rights at Death  
Act as described in section 732.216-  
732.228, applies, or may apply, unless a  
written demand is made by a creditor as  
specified under section 732.221.

All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate, on whom  
a copy of this notice is required to be  
served must file their claims with this  
court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME  
OF THE FIRST PUBLICATION OF  
THIS NOTICE OR 30 DAYS AFTER  
THE DATE OF SERVICE OF A COPY  
OF THIS NOTICE ON THEM.

All other creditors of the decedent  
and other persons having claims or de-  
mands against decedent's estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE. ALL CLAIMS NOT FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOREV-  
ER 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 22, 2025.

**JOHN B. HERBERT**  
**Personal Representative**  
6406 Renssalaer Drive  
Bradenton, Florida 34207  
Thomas A. Moseley  
Attorney for Personal Representative  
Email:  
tom@bradentonattorneyatlaw.com  
Florida Bar No. 0333689  
Thomas A. Moseley, Chartered  
1724 Manatee Avenue West  
Bradenton, Florida 34205  
Telephone: 941-747-8185  
August 22, 29, 2025 25-01486M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
12TH JUDICIAL CIRCUIT IN AND  
FOR MANATEE COUNTY, FLORIDA  
**Case No.**  
**41-2025-CP-001751-CP-AXMA**  
**IN RE: ESTATE OF**  
**DAVID E. MARLOW,**  
**deceased.**

The administration of the estate of Da-  
vid E. Marlow, deceased, whose date of  
death was July 13, 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 attor-  
ney are set forth below.

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

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

as described in ss. 732.216-732.228,  
Florida Statutes, applies, or may apply,  
unless a written demand is made by a  
creditor as specified under s. 732.221,  
Florida Statutes. The written demand  
must be filed with the clerk.

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

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

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

The date of first publication of this  
notice is August 22, 2025.

**Personal Representative:**  
**Barbara A. Marlow**  
**c/o Jane W. McMillan**  
9130 S. Dadeland Blvd., Suite 1901  
Miami, FL 33156  
Attorney for Personal Representative:  
STOKES MCMILLAN ANTUNEZ  
MARTINEZ-LEJARZA P.A.  
/s/ Jane W. McMillan  
Jane W. McMillan, Esq.  
Florida Bar No.: 343439  
August 22, 29, 2025 25-01465M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY, FLORIDA  
PROBATE DIVISION  
**File No. 2025-CP-001614-AX**  
**IN RE: ESTATE OF**  
**ELIZABETH ANN GRAY, Deceased.**

The administration of the Estate of  
ELIZABETH ANN GRAY, Deceased,  
whose date of death was June 11, 2025  
is pending in the Circuit Court for  
Manatee County, Florida, Probate Divi-  
sion, the address of which is 1115 Mana-  
tee Avenue West, Bradenton, Florida  
34205. The names and addresses of the  
Personal Representative and the Per-  
sonal Representative's attorney are set  
forth below.

All creditors of the Decedent and  
other persons having claims or de-  
mands 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 AF-  
TER THE DATE OF SERVICE OF A  
COPY OF THIS NOTICE ON THEM.

All other creditors of the Decedent  
and other persons having claims or de-  
mands against Decedent's Estate must  
file their claims with this court WITH-  
IN 3 MONTHS AFTER THE DATE OF  
THE FIRST PUBLICATION OF THIS  
NOTICE. ALL CLAIMS NOT FILED  
WITHIN THE TIME PERIODS SET  
FORTH IN FLORIDA STATUTES  
SECTION 733.702 WILL BE FOREV-

ER 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 cura-  
tor has no duty to discover whether any  
property held at the time of the Dece-  
dent's death by the Decedent or the De-  
cedent's surviving spouse is property to  
which the Florida Uniform Disposition  
of 270 Community Property Rights at  
Death Act as described in ss. 732.216-  
732.228, applies, or may apply, unless a  
written demand 272 is made by a credi-  
tor as specified under s. 732.221.

The date of first publication of this  
notice is: August 22, 2025.

**JOSHUA J. GRAY**  
**Co-Personal Representative**  
6320 Venture Drive, Ste. 104  
Lakewood Ranch, FL 34202  
**NICOLE S. GRAY**  
**Co-Personal Representative**  
6320 Venture Drive, Ste. 104  
Lakewood Ranch, FL 34202  
Justin W. Najmy, Esq.  
Attorney for  
Co-Personal Representatives  
Florida Bar No. 1039816  
Najmy Thompson P.L.  
6320 Venture Drive, Suite 104  
Lakewood Ranch, FL 34202  
Telephone: 941-907-3999  
Email: jwnajmy@najmythompson.com  
Secondary Email:  
mscott@najmythompson.com  
August 22, 29, 2025 25-01487M

Q&A

### What is a public notice?

A public notice is information intended to inform citizens of government activities. The notice should be published in a forum independent of the government, readily available to the public, capable of being securely archived and verified by authenticity.

The West Orange Times carries public notices in Orange County, Florida.

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## IV20906 V27



--- ACTIONS / SALES ---

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>CASE NO.: 2024-CC-2685</b> <b>TOWNHOMES AT REGATTA LANDING, INC., a not-for-profit Florida corporation, Plaintiff, vs. JASON PAUL VAN CLEAVE; UNKNOWN SPOUSE OF JASON PAUL VAN CLEAVE; AND UNKNOWN TENANT(S), Defendants.</b></p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:</p> <p>Lot 3, TOWNHOMES AT REGATTA LANDING, according to the Plat thereof as recorded in Plat Book 58, Page 162, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.</p> <p>Property Address: 7215 Ketch Place, Bradenton, FL 34121</p> <p>at public sale, to the highest and best bidder, for cash, via the Internet at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> at 10:00 A.M. on September 10, 2025</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE</p>
<p>SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>MANKIN LAW GROUP BRANDON K. MULLIS, ESQ. Email: <a href="mailto:Service@MankinLawGroup.com">Service@MankinLawGroup.com</a> 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 August 22, 29, 2025 25-01495M</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA</p> <p><b>Case No.: 2024-CC-003507</b> <b>COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation, Plaintiff, vs. AWILDA DARLENY MARTE PERALTA; LUIS TORRES-MORAN; UNITED STATES SECRETARY OF HOUSING AND URBAN DEVELOPMENT; and PARLAMENT FINANCIAL, INC., d/b/a PARLAMENT ROOFING &amp; CONSTRUCTION, Defendants.</b></p> <p>NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered on May 28, 2025, in this cause, in the County Court of Manatee County, Florida, the Office of Angelina "Angel" Colonnese, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as:</p> <p>LOT 79, COVERED BRIDGE ESTATES PHASE 6C, 6D &amp; 6E, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGES 117- 123, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS 4135 ROCKY FORK TERRACE, ELLENTON, FL 34222.</p> <p>PARCEL ID: 7429001019</p> <p>at public sale, to the highest and best bidder, for cash, online at <a href="https://www.manatee.realforeclose.com">https://www.manatee.realforeclose.com</a>, on:</p> <p>September 30, 2025, beginning at 11:00 AM.</p> <p>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. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Respectfully submitted, Johnson Pope Bokor Ruppel &amp; Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, FL 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Primary Email Address: <a href="mailto:kmaller@jpfirm.com">kmaller@jpfirm.com</a> Secondary Email Address: <a href="mailto:kmurphy@jpfirm.com">kmurphy@jpfirm.com</a> Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation Matter 159625 August 22, 29, 2025 25-01488M</p>

FIRST INSERTION
<p><b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>CASE NO.:</b> <b>412024CC001064CCAXMA</b> <b>U.S. BANK TRUST NATIONAL ASSOCIATION, AS TRUSTEE FOR LB-DWELLING SERIES V TRUST, Plaintiff, v. ALL UNKNOWN HEIRS, BENEFICIARIES, LEGATEES, DEVISEES, PERSONAL REPRESENTATIVES, CREDITORS AND ANY OTHER PERSON CLAIMING BY, THROUGH, UNDER OR AGAINST GREGORY L. LANG, DECEASED; et al, Defendant(s).</b></p> <p>To the following Defendant(s): MAGGIE BARTON (Last Known Address: 12723 Flatwood Creed Dr., Gibsonton, FL 33534)</p> <p>YOU ARE NOTIFIED that an action to foreclose based on boundaries established by acquiescence, on the following described property:</p> <p>LOT 23, BLOCK 2, UNIT 3, LAKE PARK SUBDIVISION, AS PER PLAT THEREOF AS RECORDED IN PLAT BOOK 15, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY FLORIDA. TOGETHER WITH ALL FURNITURE AND FURNISHINGS THEREIN.</p> <p>PROPERTY ADDRESS: 924 31ST STREET E., PALMETTO, FL 34221</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Ghidotti   Berger LLP, Attorney for Plaintiff, whose address is 10800 Biscayne Blvd., Suite</p>
<p>201, Miami, FL 33161 within thirty (30) days after the first publication of this Notice in the Business Observer and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint.</p> <p>This notice is provided pursuant to Administrative Order No. 2010-08</p> <p>In and for Manatee County:</p> <p>If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or <a href="http://www.gulfcoastlegal.org">www.gulfcoastlegal.org</a>, or Legal Aid of Manasota at (941) 747-1628 or <a href="http://www.legalaidofmanasota.org">www.legalaidofmanasota.org</a>. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of this Court this 19TH day of AUG, 2025.</p> <p>Angelina Colonnese Manatee County Clerk of The Circuit Court By (SEAL) As Deputy Clerk August 22, 29, 2025 25-01500M</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>CASE NO. 2013-CA-001250</b> <b>FORTY ONE YELLOW, LLC, Plaintiff, vs. WILLIAM PETERS; et al., Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN pursuant to a Final Judgment dated entered January 30, 2020, and amended by interlineation on June 22, 2023, and entered in Case No. 2013-CA-001250 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which William Peters, Associates Financial Services of America, Inc., n/k/a Citi Financial Services, Inc. 344, LLC, Unknown Tenant #1 and Unknown Tenant #2 are defendants, the Manatee County Clerk of the Circuit Court will sell to the highest and best bidder for cash on <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a>, at 11:00 AM EST on the September 24, 2025, the following described property as set forth in said Uniform Final Judgment of Mortgage Foreclosure entered January 30, 202, and amended by interlineation on June 22, 2023:</p> <p>Lot 65, KINGSTON ESTATES SUBDIVISION, Block 1, as per plat thereof recorded in Plat Book</p>
<p>16, Page 32 of the Public Records of Manatee County, Florida.</p> <p>Property address: 1416 17th Street East, Bradenton, Florida 34208.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim within 60 days after the sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 6th day of August, 2025.</p> <p>Quinn Legal, P.A. 19321 US Highway 19 N., Ste. 512 Clearwater, FL 33764 Phone: 727-474-9603 <a href="mailto:eService@quinnlegal.com">eService@quinnlegal.com</a> <a href="mailto:kniller@quinnlegal.com">kniller@quinnlegal.com</a> Attorney for Plaintiff By: /s/ Jessica F. Robinson Jessica F. Robinson, Esq. Florida Bar No.: 86089 August 22, 29, 2025 25-01484M</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p><b>CASE NO.: 2024-CA-001528AX</b> <b>CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants.</b></p> <p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated July 31, 2025, issued in and for Manatee County, Florida, in Case No. 2024-CA-001528AX, wherein CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1 is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION are the Defendants.</p> <p>The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on October 08, 2025, at electronic sale beginning at 11:00 AM, at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:</p> <p>LOT 15, BLOCK C, TOWN AND COUNTRY ESTATES UNIT NO. 2, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 13,</p>
<p>PAGE 9, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Property Address: 2611 27th Ave Dr W, Bradenton, FL 34205</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: This 15th day of August, 2025.</p> <p>Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: <a href="mailto:Pleadings@HowardLaw.com">Pleadings@HowardLaw.com</a> By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: <a href="mailto:Matthew@HowardLaw.com">Matthew@HowardLaw.com</a> August 22, 29, 2025 25-01489M</p>

FIRST INSERTION
<p><b>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p><b>CASE NO.: 2023 CA 004030</b> <b>CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 31, 2025 in Civil Case No. 2023 CA 004030, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE</p>
<p>DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants.</p> <p>The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at <a href="http://www.manatee.realforeclose.com">www.manatee.realforeclose.com</a> on September 24, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit:</p> <p>LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D, &amp; 6E, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 15th day of August, 2025.</p> <p>ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: <a href="mailto:ServiceMail@aldridgepite.com">ServiceMail@aldridgepite.com</a> 1100-839B August 22, 29, 2025 25-01494M</p>

FIRST INSERTION
<p><b>NOTICE OF SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p><b>Case No.: 23-CA-004265</b> <b>CITY OF BRADENTON, Plaintiff, v. JOSEFINA DURAN-WEBSTER, KEVIN MCMICHAEL, Defendant(s).</b></p> <p>NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment of Foreclosure dated January 24, 2025 and entered in Case No. 23-CA-004265 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida where City of Bradenton, is the Plaintiff and Josefina Duran-Webster, Kevin McMichael is/are the Defendant(s). Angelina Colonnese will sell to the highest bidder for cash at <a href="http://www.Manatee.realforeclose.com">www.Manatee.realforeclose.com</a> at 11:00 a.m. on September 17, 2025 the following described properties set forth in said Final Judgment to wit:</p> <p>Lot 2, Jackson Terrace, according to plat thereof as recorded in Plat Book 2, Page 88, of the Public Records of Manatee County, Florida. Property No.: 4406600009 Address: 1715 12th Ave W, Bradenton, FL 34205</p>
<p>Any person or entity claiming an interest in the surplus, if any, resulting from the Foreclosure Sale, other than the property owner as of the date of the Lis Pendens, must file a claim on the same with the Clerk of Court within sixty (60) days after the Foreclosure Sale.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated in Manatee County, Florida, on August 19, 2025.</p> <p>Weidner Law, P.A. Counsel for the Plaintiff 856 2nd Avenue N. St. Petersburg, FL 33701 Telephone: (727) 954-8752 Designated Email for Service: <a href="mailto:Service@MattWeidnerLaw.com">Service@MattWeidnerLaw.com</a> By: / Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 August 22, 29, 2025 25-01501M</p>

FIRST INSERTION
<p><b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION</p> <p><b>File No. 2025-CP-1899</b> <b>IN RE: ESTATE OF MARK JAMES GRENDLE, Deceased.</b></p> <p>The administration of the estate of MARK JAMES GRENDLE, deceased, whose date of death was July 11, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.</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 22, 2025.</p> <p>Michael Joseph Grendel Personal Representative 865 Taylor's Gin Road Temple, GA 30179</p> <p>Kevin M. Collover Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA &amp; JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: <a href="mailto:kcollover@barneswalker.com">kcollover@barneswalker.com</a> Secondary Email: <a href="mailto:swix@barneswalker.com">swix@barneswalker.com</a> August 22, 29, 2025 25-01493M</p>

FIRST INSERTION
<p><b>NOTICE TO CREDITORS (Summary Administration)</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p><b>File No. 2025-CP-001671</b> <b>Division Probate</b> <b>IN RE: ESTATE OF BARBARA ELLA LAMBERT a/k/a BARBARA LAMBERT a/k/a BARBARA E. LAMBERT Deceased.</b></p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of BARBARA ELLA LAMBERT a/k/a BARBARA LAMBERT a/k/a BARBARA E. LAMBERT, deceased, File Number 2025-CP-001671, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was November 23, 2024; that the estate consists of exempt homestead property and bonds with a total value of \$2,654.88 and that the names and addresses of those to whom it has been assigned by such order are:</p> <p>Name Address DEBRA KAYE CARTER a/k/a DEBRA K. CARTER c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, FL 34205 SONDRA LYNNE RAUBACHER c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, FL 34205 TERRY LEE LAMBERT c/o Jenna Kyle Meltzer 802 11th Street West Bradenton, FL 34205</p> <p>ALL INTERESTED PERSONS ARE NOTIFIED THAT:</p> <p>All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the</p>
<p>Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</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 creditor as specified under s. 732.2211, Florida Statutes.</p> <p>The date of first publication of this Notice is August 22, 2025.</p> <p><b>Persons Giving Notice:</b> <b>DEBRA KAYE CARTER a/k/a DEBRA K. CARTER c/o Jenna Kyle Meltzer</b> 802 11th Street West Bradenton, FL 34205 <b>SONDRA LYNNE RAUBACHER c/o Jenna Kyle Meltzer</b> 802 11th Street West Bradenton, FL 34205 <b>TERRY LEE LAMBERT c/o Jenna Kyle Meltzer</b> 802 11th Street West Bradenton, FL 34205</p> <p>Attorney for Persons Giving Notice JENNA KYLE MELTZER Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: <a href="mailto:jmeltzer@blalockwalters.com">jmeltzer@blalockwalters.com</a> Secondary E-Mail: <a href="mailto:jschembri@blalockwalters.com">jschembri@blalockwalters.com</a> Alternate Secondary E-Mail: <a href="mailto:mchapman@blalockwalters.com">mchapman@blalockwalters.com</a> August 22, 29, 2025 25-01472M</p>



SUBSEQUENT INSERTIONS

SECOND INSERTION	
<b>PUBLIC NOTICE</b> <b>Date Correction</b> Effective July 10, 2025, Charles Stinson, DO, will no longer be providing care at Optum.	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
Patients of Dr. Stinson may continue care at Optum – Palmetto.	25-01438M
FOURTH INSERTION	
<b>NOTICE OF SHERIFF'S SALE</b>  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, <b>SUBJECT TO ALL TAXES LIENS AND ENCUMBRANCES</b> , if any, to the highest and best bidder for <b>CASH IN HAND</b> , 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 dis- abilities needing a special accommo- dation to participate in this proceed- ing 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.  <b>CHARLES R. WELLS, SHERIFF MANATEE COUNTY, FLORIDA BY: John Dickerman D.S.</b> August 1, 8, 15, 22, 2025 25-01354M	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-001750-AX</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>GÉZA FERENC BANKUTY,</b> <b>Deceased.</b>  The administration of the estate of Géza Ferenc Bankuty, deceased, whose date of death was June 28, 2025, is pend- ing 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 representa- tives 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  The personal representative has no duty to discover whether any property	
held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as speci- fied under s. 732.2211, Florida Statutes.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME 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.  <b>Personal Representatives:</b> <b>Alyson L. Nickse</b> One Liberty Square, Ste 500 Boston, MA 02109 <b>Stephanie B. Nickse</b> 83 Wooster Heights Road, Ste 125 Danbury, CT 06810 Attorney for Personal Representatives: Charla M. Burchett E-Mail Addresses: cburchett@shutts.com cmbcourt@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	
SECOND INSERTION	
<b>RIVERSONG COMMUNITY DEVELOPMENT DISTRICT</b>	
<b>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 SUPERVI- SORS' MEETING.</b>  The Board of Supervisors (" <b>Board</b> ") of the Riversong Community Development Dis- trict (" <b>District</b> ") 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 (" <b>FY2025 Proposed Budget</b> ") and for the fiscal year beginning October 1, 2025, and ending September 30, 2026 (" <b>FY2026 Proposed Budget</b> "). 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 (" <b>District Man- ager's Office</b> "), 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 be- cause 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 evi- dence upon which such appeal is to be based.  District Manager August 15, 22, 2025 25-01440M	
SECOND INSERTION	
<b>NOTICE OF PUBLIC SALE</b> 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	
FOURTH INSERTION	
<b>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY <b>CASE NO. 2022-DP-644Div.J</b> <b>IN THE INTEREST OF:</b> <b>J.A. DOB: 1/31/2024,</b> <b>J.A.A. DOB: 4/16/2025,</b> <b>MINOR CHILDREN</b> TO: Gernecia Perkins, address un- known  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 AP- PEAR AT THIS ADVISORY HEAR- ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHIL- DREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECI- FIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE	
<b>CHILD OR CHILDREN NAMED IN THIS NOTICE.</b>  In and for Manatee County: If you cannot afford an attorney, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal as- sistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  If you are a person with a dis- ability who needs any accommoda- tions 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 re- ceiving 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, 2025 25-01307M	
FOURTH INSERTION	
<b>NOTICE OF ACTION FOR QUJET TITLE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No.: 2025 CA 780</b> <b>RONALD F. THRUM and JANET D.</b> <b>THRUM, Plaintiffs, vs.</b> <b>BARBARA J. CORSON Defendant.</b> To: Barbara J. Corson 444 45th Avenue North St. Petersburg, FL 33703  YOU ARE NOTIFIED that an action to Quiet Title to the following prop- erty in Manatee County, Florida: Unit 277, Tree Lakes Travel Trail- er Resort, a Cooperative, located upon the lands described in Ex- hibit "A" and according to Exhibit "B" (plot plan, survey and graph- ic 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 Pub- lic 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	
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 lo- cated}  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 Cir- cuit 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 disclo- sure 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	
FOURTH INSERTION	
<b>NOTICE OF ACTION FOR Petition to Disestablish Paternity.</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA <b>CASE NO.: 19-DR-2610</b> <b>DIVISION: 4</b> <b>IN RE: THE MATTER OF</b> <b>ROBERT DONALD PIETSCH,</b> <b>Petitioner/Father, and,</b> <b>MICHELLE PAULETTE</b> <b>SCHMOTZER,</b> <b>Respondent/Mother,</b> <b>JEROME RUCQUOY,</b> <b>Respondent.</b> TO: JEROME RUCQUOY 59 AVENUE RAQUEL MELLEN 06930 VILLEFRENCHÉ SUR MER 0033634492  YOU ARE NOTIFIED that an ac- tion for Petition to Disestablish Pat- ernity 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 thereaf- ter. 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 Cir- cuit 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 disclo- sure 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 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, Bradenton, Florida 34205, 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	
FOURTH INSERTION	
<b>NOTICE OF PUBLIC SALE</b> The following personal property of ROSA RODRIGUEZ, UNKNOWN PARTY IN POSSESSION #1 and UN- KNOWN 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 stor- age 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	
FOURTH INSERTION	
<b>NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS</b> IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY <b>CASE NO. 2024-DP-093 Div.J</b> <b>IN THE INTEREST OF:</b> <b>J.C.M DOB: 11/24/2014,</b> <b>MINOR CHILD</b> 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 fol- lowing child for adoption: J.C.M born on 11/24/2014. You are hereby com- manded to appear on September 9, 2025, at 10:00 AM before the Honorable Gilbert A. Smith, Jr., at the Manatee Courthouse, Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, FL 34205, for an ADVISORY HEARING.  FAILURE TO PERSONALLY AP- PEAR AT THIS ADVISORY HEAR- ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHIL- DREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECI- FIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN	
<b>THIS NOTICE.</b>  In and for Manatee County: If you cannot afford an attorney, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal as- sistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  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, 2025 25-01348M	
FOURTH INSERTION	
<b>NOTICE OF ACTION FOR QUIET TITLE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No.: 2025 CA 780</b> <b>RONALD F. THRUM and JANET D.</b> <b>THRUM, Plaintiffs, vs.</b> <b>BARBARA J. CORSON Defendant.</b> To: Barbara J. Corson 444 45th Avenue North St. Petersburg, FL 33703  YOU ARE NOTIFIED that an action to Quiet Title to the following prop- erty in Manatee County, Florida: Unit 277, Tree Lakes Travel Trail- er Resort, a Cooperative, located upon the lands described in Ex- hibit "A" and according to Exhibit "B" (plot plan, survey and graph- ic 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 Pub- lic 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 origi- nal with the clerk of this Court at 1115 Manatee Ave. West, Bradenton, FL 34205 either before service on Plain- tiff's attorney or immediately thereaf- ter; 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, con- tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747- 1628 or www.legalaidofmanasota.org. If you do not qualify for free legal as- sistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.  If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.  Dated: 7/29/2025  Angelina Colonnese CLERK OF THE CIRCUIT COURT (SEAL) By: K. Gaffney Deputy Clerk Aug. 1, 8, 15, 22, 2025 25-01359M	
SECOND INSERTION	
<b>NOTICE TO CREDITORS</b> IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION <b>File No. 2025-CP-1862</b> <b>Division Probate</b> <b>IN RE: ESTATE OF</b> <b>SEAN JOSEPH PRINDEVILLE</b> <b>Deceased.</b>  The administration of the estate of Sean Joseph Prindeville, deceased, whose date of death was July 8, 2025, is pend- ing in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave- nue West, Bradenton, Florida 34205. The names and addresses of the per- sonal representative and the personal representative's attorney are set forth below.  All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act	
as described in ss. 732.216-732.228, 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER BARRED.  NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  The date of first publication of this notice is August 15, 2025.  <b>Personal Representative:</b> <b>Shannon Prindeville</b> 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	



SECOND INSERTION
<b>NOTICE OF PUBLIC SALE</b> Sunshine State Storage, LLC gives Notice and intent to sell, for nonpayment of storage fees per FL Statute 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, 2025
25-01433M

SECOND INSERTION		
<b>NOTICE OF ACTION OF FORECLOSURE PROCEEDINGS-PROPERTY</b> IN THE COUNTY COURT FOR THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>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.</b> 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 situated in Manatee County, Florida, more particularly described as follows: Lot 222, COUNTRY CREEK SUBDIVISION, PHASE II, according to the Plat thereof as recorded in Plat Book 33, Page 38, of the Public Records of Manatee	County, Florida, and any subsequent amendments to the afore-said. Property Address: 14743 1st Avenue 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 Landmark Drive, Suite 212, Clearwater, FL 33761, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact 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. WITNESS my hand and seal of this Court on the 11TH day of AUGUST, 2025  Angelina Colonnese Circuit and County Courts By: (SEAL) K. Gaffney Deputy Clerk August 15, 22, 202525-01449M

SECOND INSERTION	
<b>NOTICE OF ACTION</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA <b>Case No.: 2025 CA 001714 AX Agency Case No.: 2025-016186</b> <b>IN RE: FORFEITURE OF: ELEVEN THOUSAND NINE HUNDRED SEVENTY-TWO DOLLARS AND FIVE CENTS (\$11,972.05) IN U.S. CURRENCY</b> TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: ELEVEN THOUSAND 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 publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact 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.

SECOND INSERTION	
<b>NOTICE OF FORECLOSURE SALE</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION <b>CASE NO. 2025CA000364AX</b> <b>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).</b> 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, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT 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,

SECOND INSERTION	
<b>NOTICE OF ACTION; CONSTRUCTIVE SERVICE -PROPERTY</b> IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION <b>CASE NO.: 2025CA001253</b> <b>FREEDOM MORTGAGE CORPORATION, Plaintiff, vs. RUSSELL LEONARD III; et al., Defendants.</b> TO: ESTATE OF RUSSELL LEONARD III; 4224 12TH ST CT E, ELLENTON, 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 RECORDED IN PLAT BOOK 11, PAGE(S) 100 AND 101, OF THE PUBLIC RECORDS OF MANA-	TEE COUNTY, FLORIDA. TOGETHER WITH A DOUBLE-WIDE MOBILE HOME DESCRIBED AS A 1983 PRES, 50', I.D. #FH368037A AND FH368037B, TITLE NOS. 22671975 AND22671976, RESPECTIVELY, WHICH IS AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE IN ACCORDANCE WITH FLORIDA 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 written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 30 DAYS FROM 1ST PUB, and file the original with the clerk of this court either before service on the plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, contact 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-

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 2025
25-01420M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 2025
25-01423M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 2025
25-01415M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 2025
25-01425M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-2433 Tax Deed #:2025TD000088 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: 2023-2433 Year of Issuance 2023 Description of Property UNIT #89, SKYWAY VILLAGE ESTATES, A RESIDENTIAL COOPERATIVE, ACCORDING TO EXHIBIT "B" (PLOT PLAN) OF THE MASTER FORM PROPRIETARY LEASE RECORDED IN OFFICIAL RECORDS BOOK 1396, PAGES 1845 THROUGH 1908, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#22562.0460/9 Parcel ID Number 2256204609 Property Address: 420 49TH ST E #89 PALMETTO, FL 34221 Names in which assessed: RACHELLE HEIDLEBAUGH, RACHELLE LE HARTMAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01407M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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, 2025
25-01405M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> Certificate Number: 2023-3419 Tax Deed #:2025TD000117 NOTICE IS HEREBY GIVEN that FIG 20 LLC 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: 2023-3419 Year of Issuance 2023 Description of Property BEG 400 FTS & 20 FTE OF NW COR OF NE1/4 OF NW1/4 OF SEC 35, TOWNSHIP 34 S, RANG E 17 E, THENCE E 116 FT, S 50 FT, W 116 FT, N 50 FT P-100-N PI#43624.0000/6 Parcel ID Number 4362400006 Property Address: 1005 14TH ST W BRADENTON, FL 34205 Names in which assessed: CHAPEL PROPERTIES 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
25-01421M

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 TRUSTED 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, 2025
25-01427M

OFFICIAL  
COURTHOUSE  
WEBSITES

MANATEE COUNTY  
manateeclerk.com

SARASOTA COUNTY  
sarasotaclerk.com

CHARLOTTE COUNTY  
charlotteclerk.com

LEE COUNTY  
leeclerk.org

COLLIER COUNTY  
collierclerk.com

HILLSBOROUGH  
COUNTY  
hillsclerk.com

PASCO COUNTY  
pascoclerk.com

PINELLAS COUNTY  
mypinellasclerk.gov

POLK COUNTY  
polkcountyclerk.net

ORANGE COUNTY  
myorangeclerk.com

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TAX DEEDS

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SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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 SINGLETARY 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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

SECOND INSERTION
<b>NOTICE OF APPLICATION FOR TAX DEED</b> <b>Section 197.512 F.S.</b> 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



--- ESTATE ---

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025CP1793**  
**IN RE: ESTATE OF**  
**LORRAINE M. HANNA**  
**Deceased**  
The administration of the Estate of LORRAINE M. HANNA, 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.  
All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or un-

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.  
All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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 DAUGHTER 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 SO FILED WILL BE FOREVER BARRED.  
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.

**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, 2025 25-01430M

SECOND INSERTION

**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.**

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.  
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 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, 2025 25-01448M

SECOND INSERTION

**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.**

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.  
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 de-

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.  
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.  
**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, 2025 25-01442M

SECOND INSERTION

**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**

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.  
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 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 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, 2025 25-01431M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
**File No. 2025 CP 1804**  
**IN RE: ESTATE OF**  
**LISA LOUISE BURGESS,**  
**Deceased.**

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is: August 15, 2025.  
**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, 2025 25-01443M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025CP1740**  
**IN RE: ESTATE OF**  
**DENNIS P. GALLAGHER**  
**Deceased**

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.  
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.  
All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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  
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.  
**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, 2025 25-01428M

SECOND INSERTION

**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.**

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.  
All creditors of the decedent and other persons having claims or demands against the decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
The personal representative has no duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUES SECTION 733.702 WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is August 15, 2025  
**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, 2025 25-01432M

SECOND INSERTION

**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.**

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.  
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:**  
**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, 2025 25-01444M

SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
**File No. 2025CP1737**  
**IN RE: ESTATE OF**  
**SHANNON J. FROST**  
**Deceased**

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.  
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.  
All other creditors of the decedent and other persons who have claims or

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
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  
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.  
THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: August 15, 2025.  
**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, 2025 25-01429M

SECOND INSERTION

**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.**

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.  
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:**  
**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, 2025 25-01447M