

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION		
NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY		
Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 9/18/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.		
Unit C5120	Delvin Orellana	Furniture, tools
Unit C5129	Kaleigh Ferreira	Furniture
Unit C5139	Cynthia Nunez-Nixon	Electronics, toys, boxes
Unit D6029	Lee Hardy	Furniture, boxes, totes
Unit C5055	Charles Baughman	Tools, boxes, bags, totes
Unit C5081	Jodi Jarvis	Clothing, Furniture, totes
Unit C5086	Carol De Los Santos	Bags, totes, toys
Unit C5092	Jami Scott	Furniture, boxes, bags, totes
Unit B3035	Daryll Shires II	Tools,furniture, appliances
Unit B2127	Christian Milner	Boxes, bags, totes
Unit C5099	Paul Stevens Jr	Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Please contact the property with any questions. (941)263-7814

Aug. 29; Sept. 5, 2025

25-01536M

FIRST INSERTION		
NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)		
IN THE CIRCUIT COURT OF THE TWELVTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA		
Case No.: 2025DR000498		
SAOLAINE MARSEILLES		
Petitioner, and		
EMMANUEL FRANCOIS		
Respondent,		
TO: EMMANUEL FRANCOIS		
901 WESTWINDS DR HAINES CITY		
FLORIDA 33837		
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANDREA BATEMAN, ATTORNEY FOR SOLAINE MARSEILLES whose address is PO BOX 104 WINTERPARK, FLORIDA 32790 on or before 09/09/2025, and file the original with the clerk of this Court at P.O. Box 25400 Bradenton, FL 34206 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.		
The action is asking the court to decide how the following real or personal property should be divided: NONE		
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.		
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.		
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.		
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.		
Dated: AUGUST 20 2025		
Angelina Colonnese		
Manatee County Clerk		
Of The Circuit Court		
CLERK OF THE CIRCUIT COURT		
By: (SEAL) T. Leblanc		
Deputy Clerk		
Aug. 29; Sept. 5, 12, 19, 2025		
25-01537M		

FIRST INSERTION		
Notice of Public Auction for monies due on storage units.		
The auction will be held on September 15th, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.		
COUNTY		
Manatee		
FACILITY		
3602 14th Street West		
Bradenton, FL 34205		
NAME	UNIT	BALANCE
PETER SAMPSON	2102	211.1
Cory Epkin	3060	852.9
Delores Heaven	2073	299.5
Telina Lilly	4124	293.5
Sherrie Smith	3031	1932.85
Moises Rodriguez	2069	396.5
Alexis Devenish	3025	275.6
Auction date		
09/15/2025		
COUNTY		
Manatee		
FACILITY		
7735 US 41		
Palmetto FL 34221		
NAME	UNIT	BALANCE
JESSICA ROMAN	1063	311.8
CHARLES CASEY	1253	515.2
Andrew Miller	266	512.45
CHARLES CASEY	1254	283.2
Shannon Whittaker	264	512.45
Mercedes Burress	3230	466.1
August 29; September 5, 2025		
25-01556M		

--- ACTIONS ---

FIRST INSERTION		
NOTICE OF ACTION		
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA		
Clerk Case No.: 2025 CA 001813 AX		
Agency Case No.: 2025-013800		
IN RE: FORFEITURE OF: FOUR THOUSAND FIVE HUNDRED EIGHTY-THREE DOLLARS (\$4,583.00) IN U.S. CURRENCY		
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: FOUR THOUSAND FIVE HUNDREDEIGHTY-THREE DOLLARS (\$4,583.00) 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:		

FIRST INSERTION		
NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES		
NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation of a plat either in whole or in part has been made by CNL Bradenton 44th BLK B LLC, a Florida limited liability company, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2410-0002 and seeks to vacate a portion of a platted easement located at 10725 Technology Terrace, Bradenton, FL 34211 in the Lakewood Ranch Business Subdivision plat.		
On the 16th of September2025, at 9:00 a.m., or assoon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:		
RESOLUTION R-25-132		

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

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

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

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

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.	25-01548M
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FIRST INSERTION		
NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT		

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve residential activities on 158.60 acres known as Sunchase Phase II.

The project is located in Manatee County, Section(s) 22, Township 33 South, Range 19 East. The permit applicant is CSR Acquisition Company 1, LLC whose address is 4065 Crescent Park Drive Riverview, FL 33578. The Permit No. is 43047226.001.

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

NOTICE OF RIGHTS

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

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

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.	25-01560M
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25-01560M	25-01560M
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(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.	25-01544M
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Published dates: August 15, 2025 and August 22, 2025	25-01544M
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DATED: 8/22/2025	25-01544M
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ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT	25-01544M
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MANATEE COUNTY, FLORIDA	25-01544M
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1115 Manatee Avenue West	25-01544M
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Bradenton, FL 34205	25-01544M
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(Seal) BY: /s/ K. Gaffney	25-01544M
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eSigned 08/22/2025 10:45:48 AM	25-01544M
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Deputy Clerk	25-01544M
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Aug. 29; Sept. 5, 2025	25-01544M
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FIRST INSERTION		
EAST RIVER RANCH STEWARDSHIP DISTRICT NOTICE OF MEETING		
Notice is hereby given that the Board of Supervisors ("Board") of the East River Ranch Stewardship District ("District") will hold a special meeting on September 10, 2025 at 12:00 p.m., at Medallion Home, 1651 Whitfield Ave., Suite 200, Sarasota, Florida 34243 where the Board will discuss general liability and public officials' insurance coverage as well as consider any other business that may properly come before it.		
A copy of the agenda may be obtained by contacting the offices of the District Manager, Wrathell Hunt & Associates, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-0889 ("District Manager's Office"), during normal business hours or by visiting the District's website, https://www.eastriverranchsd.net/.		
The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. The meeting may be continued to a date, time, and place to be specified on the record at the meeting.		
Any person requiring special accommodations at this meeting or requiring assistance connecting to any communications media technology 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.		
Any person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that person will need a record of proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.		
District Manager		
August 29, 2025		
25-01566M		

25-01566M	25-01566M
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25-01566M	25-01566M
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FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Notice is hereby given that AMERIACR LLC, OWNER, desiring to engage in business under the fictitious name of AMERICAN AIR CONDITIONING & RESTORATION located at 6060 28TH STREET EAST SUITE 5, BRADENTON, FLORIDA 10603 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
August 29, 2025		
25-01552M		

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 09/12/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1963 PACE mobile home bearing vehicle identification number 4785 and all personal items located inside the mobile home. Last Tenant: Jose Ines Casiano and Sonia Casiano. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.		
Aug. 29; Sept. 5, 2025		
25-01565M		

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of CHRIST HOT MINISTRY located at 3500 el conquistador parkway, unit 355 in the City of bradenton, Manatee County, FL 34210 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 22nd day of August, 2025.		
alan hazley		
August 29, 2025		
25-01541M		

FIRST INSERTION		
NOTICE OF PUBLIC SALE		
Notice is hereby given that on 09/12/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1967 CHAM mobile home bearing vehicle identification number 0673012968 and all personal items located inside the mobile home. Last Tenant: William Sylvester Sugden, The Estate of Barbara Ann Sugden, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Barbara Ann Sugden, Unknown Party or Parties in Possession, Kathleen Ann Sigelakis, as possible Heir, Thomas Sugden, as possible Heir, John A. Sugden, as possible Heir and William S. Sugden Jr., as possible Heir. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.		
Aug. 29; Sept. 5, 2025		
25-01564M		

FIRST INSERTION		
Notice Under Fictitious Name Law According to Florida Statute Number 865.09		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of Yacys Cleaning Services located at 2805 62nd ave e in the City of ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.		
Dated this 20 day of August, 2025.		
nestor bastidas		
August 29, 2025		
25-01540M		

FIRST INSERTION		
ADVERTISEMENT OF SALE		
Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 15th day of September, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Rachael Jumper. Scott Fitzgerald/Fitzco Gas Sale is subject to cancellation in the event of settlement between owner and obligated party.		
Aug. 29; Sept. 5, 2025		
25-01535M		

FIRST INSERTION		
FICTITIOUS NAME NOTICE		
Notice is hereby given that CART PART GEEKS LLC, OWNER, desiring to engage in business under the fictitious name of LITE LITHIUM located at 4515 15TH STREET EAST, BRADENTON, FLORIDA 34203 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.		
August 29, 2025		
25-01539M		

FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of PhilCom located at 3406 30th Ln E, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		
Dated at Bradenton, Florida, this 21st day of August, 2025.		
Tracy Vanderneck		
August 29, 2025		
25-01538M		

FIRST INSERTION		
Notice of Sale		
Pursuant to Florida Statute 713.585 F.S. United American Lien & Recovery as agent w/ power of attorney will sell the following vehicle(s) to the highest bidder; net proceeds deposited with the clerk of court; owner/lienholder has right to hearing and post bond; owner may redeem vehicle for cash sum of lien; inspect 1 week prior @ the lienor facility; cash or cashier check; any person interested ph (954) 563-1999		
Sale Date September 19th 2025 @ 10:00 AM at each individual repair facility.		
40957 2015 Dodge VIN#: 2C4RDG-BG8FR702824 Repair Facility: Vic's Performance Transmission & Automotive 1210 11th St E Palmetto 941-721-0240 Lien Amt \$836.84		
August 29, 2025		
25-01534M		

FIRST INSERTION		
Notice Under Fictitious Name Law Pursuant to Section 865.09, Florida Statutes		
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Homes Buy Julee located at 1402 67th St W, in the County of Manatee, in the City of Bradenton, Florida 34209 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.		

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1950
Tax Deed #:2025TD000108
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: 2023-1950 Year of Issuance 2023 Description of Property LOT 24 BLK C BRADEN RIVER CITY UNIT 1 PI#17505.0000/9 Parcel ID Number 1750500009 Property Address: 4403 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: DANIEL L CHURCH 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01513M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-512
Tax Deed #:2025TD000127
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: 2023-512 Year of Issuance 2023 Description of Property LOT 206 RIVER PLANTATION PHASE 1 PI#5054.4030/9 Parcel ID Number 505440309 Property Address: 12603 20TH ST E PARRISH, FL 34219 Names in which assessed: JACQUELINE DORELIEN, THOMAS SAINT JUSTE 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01518M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2973
Tax Deed #:2025TD000113
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: 2023-2973 Year of Issuance 2023 Description of Property UNIT A301 REGATTA POINTE CONDO PHASE I PI#31221.0060/9 Parcel ID Number 3122100609 Property Address: 1050 RIVERSIDE DR PALMETTO, FL 34221 Names in which assessed: NATALY NUSBAUMER 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01522M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4533
Tax Deed #:2025TD000141
NOTICE IS HEREBY GIVEN that CANAL TAX 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: 2023-4533 Year of Issuance 2023 Description of Property PARCEL A BLK 2 LESS N 160 FT AND AMP; LESS THE S 76.35 FT OVERSTREET PARK THIRD ADD PI#58168.0000/6 Parcel ID Number 5816800006 Property Address: 5828 13TH ST E BRADENTON, FL 34203 Names in which assessed: JOSE F CHAVEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01524M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4700
Tax Deed #:2025TD000145
NOTICE IS HEREBY GIVEN that MERIDIAN TAX 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: 2023-4700 Year of Issuance 2023 Description of Property UNIT 1 BLACK CORAL BUILDING OF HARBOR PINES A CONDO PI#61091.7395/2 Parcel ID Number 6109173952 Property Address: 6033 34TH ST W APT 119 BRADENTON, FL 34210 Names in which assessed: SARASTOA STUCCO & DRYWALL 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01529M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4805
Tax Deed #:2025TD000146
NOTICE IS HEREBY GIVEN that MERIDIAN TAX 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: 2023-4805 Year of Issuance 2023 Description of Property UNIT 21A, THE VILLAS AT WILD OAK BAY I, II AND III, PI#61473.1045/9 Parcel ID Number 6147310459 Property Address: 6310 SUN EAGLE LN BRADENTON, FL 34210 Names in which assessed: EVELYN S MINK, TRUST AGREEMENT DTD 10/3/2000 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01530M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1930
Tax Deed #:2025TD000107
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: 2023-1930 Year of Issuance 2023 Description of Property UNIT 111 BLK Q WESTWINDS VILLAGE PI#17343.1870/0 Parcel ID Number 1734318700 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: PHILIP PRUCEY 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01510M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2915
Tax Deed #:2025TD000112
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: 2023-2915 Year of Issuance 2023 Description of Property UNIT 361 TROPIC ISLES CO-OP INC PI#29255.2310/9 Parcel ID Number 2925523109 Property Address: 361 TAMPICO DR PALMETTO, FL 34221 Names in which assessed: JODIE D HALL 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01521M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4584
Tax Deed #:2025TD000143
NOTICE IS HEREBY GIVEN that SKLAC 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: 2023-4584 Year of Issuance 2023 Description of Property LOT 36 REVISED PLAT AIRPORT SUB PI#58916.0000/8 Parcel ID Number 5891600008 Property Address: 5606 16TH ST W BRADENTON, FL 34207 Names in which assessed: LAZARO FERNANDEZ, MELANIE FERNANDEZ 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01526M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4830
Tax Deed #:2025TD000147
NOTICE IS HEREBY GIVEN that CERTMAX 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: 2023-4830 Year of Issuance 2023 Description of Property LOT 3 BLK D BAYSHORE GARDENS SEC 2 PI#61571.0000/6 Parcel ID Number 6157100006 Property Address: 1804 PRINCETON AVE BRADENTON, FL 34207 Names in which assessed: DANNIE H DAVID, ERIN E TRACHT 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01528M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2019-12052
Tax Deed #:2025TD000129
NOTICE IS HEREBY GIVEN that CERTMAX 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: 2019-12052 Year of Issuance 2019 Description of Property APT 133 BLDG 5 BURGUNDY CONDO UNIT ONE PI#53475.0315/2 Parcel ID Number 5347503152 Property Address: 202 47TH AVE DR W BRADENTON, FL 34207 Names in which assessed: DONALD H BRANDT 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01533M

OFFICIAL
COURTHOUSE
WEBSITES

manateeclerk.com
sarasotaclerk.com
charlotteclerk.com
leeclerk.org
collierclerk.com
hillsclerk.com
pascoclerk.com
mypinellasclerk.gov
polkcountyclerk.net
myorangeclerk.com

123 4
Notes
Done

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-405
Tax Deed #:2025TD000124
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: 2023-405 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, TWN 33S, RNG 19E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91; LESS THE E 70 FT THEREOF, ALSO LESS LAND DESC IN DB 381 PG 267 PI#4366.0010/9 Parcel ID Number 436600109 Property Address: 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES M SIMS, JAMES SIMS 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01515M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-278
Tax Deed #:2025TD000111
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: 2023-278 Year of Issuance 2023 Description of Property PARCEL 5: A PORTION OF TRACTS 39 & 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF REC IN PB 2 PG 37 PRMCF LYING AND BEING IN SEC 10, TWN 35S, RNG 20E, MANATEE COUNTY, FL AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF TRACT 40 OF SD WATERBURY GRAPEFRUIT TRACTS; TH N 00 DEG 44 MIN 43 SEC E ALG THE W LN OF SD TRACT 40 AND THE W LN OF AFOREMENTIONED TRACT 39, A DIST 0 584 FT FOR A POB; TH CONT N 00 DEG 44 MIN 43 SEC E ALG SD W LN OF TRACT 39 AND THE W LN OF AFOREMENTIONED TRACT 38, A DIST OF 241.20 FT; TH S 88 DEG 54 MIN 16 SEC E, 903 FT; TH S 00 DEG 44 MIN 43 SEC W, 241.48 FT; TH N 88 DEG 53 MIN 11 SEC W, PAR TO AND 584 FT N OF THE S LN OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POB. (INST#202041116232) PI #3125.0095/9 Parcel ID Number 312500959 Property Address: 4625 241ST ST E MYAKKA CITY, FL 34251 Names in which assessed: PIONEER GREEN FARMS 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01520M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4577
Tax Deed #:2025TD000142
NOTICE IS HEREBY GIVEN that CERTMAX 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: 2023-4577 Year of Issuance 2023 Description of Property BEG AT SW COR OF SE1/4 OF SE1/4 OF NE1/4 OF SEC 14, TH RUN N 30 FT TO A PIPE, TH E 265.51 FT TO A PIPE WHICH IS THE POB, TH N 150 FT, TH E 80 FT, TH S 150 FT, TH W 80 FT TO POB DESC (OR 268 P 245), LESS OR 1852/4140 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF NE1/4 OF SEC 14, TWN 35S, RNG 17E, BEING DESC AS FOLLOWS: COM AT SE COR OF SD NE1/4; TH N 89 DEG 35 MIN 40 SEC W, ALG S LN OF SD NE1/4, A DIST OF 318.35 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 30.0 FT TO INTERSECTION WITH N DEEDED R/W LN OF 57TH AVE AND POB; TH N 89 DEG 35 MIN 40 SEC W, ALG SD N DEEDED R/W LN, A DIST OF 80.0 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 1.0 FT; TH S 89 DEG 35 MIN 40 SEC E, A DIST OF 63.70 FT; TH N 45 DEG 28 MIN 00 SEC E, A DIST OF 23.04 FT TO INTERSECTION WITH W R/W LN OF SECOND ST; TH S 00 DEG 26 MIN 49 SEC W, ALG SD W R/W LN, A DIST OF 17.28 FT TO POB PI#58733.0000/7 Parcel ID Number 5873300007 Property Address: 205 57TH AVE W BRADENTON, FL 34207 Names in which assessed: BEATRIZ REYNA, JOSE MORAN 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 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01525M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL ACTION
Case No. 2025- CA-001844
Judge: Edward Nicholas
STEPHANIE ANN BALMA, as Personal Representative of the Estate of Susan Rex Michael a/k/a Susan Kay Rex Michael, Plaintiff, v. NANCY JO REX LASHLEY; an individual; KATHY ANN REX; an individual; LINDA REX, CANDACE REX, an individual; JANE DOE, whose true name is unknown, but who is believed to be the individual referred to as “Kristen”; and individual; and THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX, Defendants.
STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al.
TO: CANDACE REX
Last Known Address: 3785 Santa Maria Drive, Grove City, OH 43123-2441
YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:
LOT 18, BLOCK 17, TRAILER

ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, INCLUDING MOBILE HOME LOCATED THEREON.
Parcel ID: 6369900003
Address: 6620 Dakota Street, Bradenton, FL 34207
(the “Property”).
has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court’s scheduled default date of 10/6/2025 on Bradley W. Butcher, Plaintiff’s attorney, whose address is The Dorcey Law Firm, PLC, 13515 Bell Tower Drive, Second Floor, Fort Myers, FL 33907 and file the original with this Court either before service on Plaintiff’s attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
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.
In and for Manatee County:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.
Dated this 25TH day of AUGUST, 2025.
CLERK OF THE CIRCUIT COURT (SEAL)
ANGELINA “ANGEL” COLONNOSO
Manatee County Clerk of Court (SEAL)
By: K. Gaffney
as Deputy Clerk
The Dorcey Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, FL 33907
Aug. 29; Sept. 5, 12, 19, 2025
25-01559M

PUBLISH
YOUR
LEGAL NOTICE

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

- Simply email your notice to legal@businessobserverfl.com
- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk’s office on your behalf

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
1/2008-V17

--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1806
Division Probate
IN RE: ESTATE OF
NICHOLAS DIBLASIO A/K/A
NICHOLAS A. DIBLASIO

The administration of the estate of NICHOLAS DIBLASIO A/K/A NICHOLAS A. DIBLASIO, deceased, whose date of death was February 27, 2025, and whose social security number is XXX-XX-7210, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All 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 SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.

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

The date of first publication of this notice is August 29, 2025.

Personal Representative:
Elaine Bargellini
19 Long Pond Road
Forest City, PA 18421
Attorney for Personal Representative:
Aaron J. Tracy, Esq.
Florida Bar Number: 0940151
435 12th Street West, Ste. 209
Bradenton, Florida 34205
Telephone: (941) 405-9156
Fax: (941) 296-7657
E-Mail: aaron@tracy-law.com
Aug. 29; Sept. 5, 2025 25-01554M

FIRST INSERTION

NOTICE OF TERMINATION OF
GUARDIANSHIP ON CHANGE OF
DOMICILE OF RESIDENT WARD
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2017 GA 00059
IN RE: GUARDIANSHIP OF
ROBERT W. CHEEK JR.

The guardianship of Robert W. Cheek, Jr., Ward, whose termination of guardianship is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the guardian and the guardian's attorney are set forth below.

All interested parties of the guardianship or demands against the guardianship on whom a copy of this notice is required to be served must file their objection with this court ON OR BEFORE THE LATER OF 30 DAYS 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. A petition for discharge has been filed upon the grounds of change of domicile of the ward on August 21, 2025. The jurisdiction of the Ward will be transferred to Norfolk County, Massachusetts.

All other interested persons of the guardianship and other persons having claims or demands against the guardianship estate must file their objection with this court in writing and shall with particularity each item to which the objection is directed and the grounds on which the objection is based WITHIN 30 DAYS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL OBJECTIONS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA RULE 5.670 WILL BE FOREVER BARRED.

The date of first publication of this notice is August 29, 2025.

Guardian
Cynthia Cheek
32 Edward Dr
Stoughton, MA 02072
Attorney for Guardian:
Liz Moneymaker
Florida Bar No. 885851
Liz Moneymaker, P.A., a member of
Ferrari, Butler & Moneymaker, PLLC
3833 Central Ave
St. Petersburg, FL 33713
Telephone: (727) 231-1540
liz@lizmoneymakerlaw.com
assistant@lizmoneymakerlaw.com
Aug. 29; Sept. 5, 2025 25-01542M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT CIVIL COURT OF
THE TWELFTH JUDICIAL CIRCUIT
OF FLORIDA, IN AND FOR
MANATEE COUNTY
CIVIL DIVISION
Case No. 2022CA004086AX
Division B

US BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR VRMTG ASSET TRUST
Plaintiff, vs.
ZECHARIAH HILL, BRADEN
CROSSINGS HOMEOWNERS
ASSOCIATION, INC., AND
UNKNOWN TENANTS/OWNERS,
Defendants.

Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on January 21, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:

LOT 21, BRADEN CROSSINGS, PHASE 1-B, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 31, PAGES 151-155, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA and commonly known as: 4675 56TH DR E, BRADENTON, FL 34203; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on SEPTEMBER 30, 2025 at 11:00 A.M..

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: August 27, 2025
By: /s/ Laura E. Noyes
Laura E. Noyes
Attorney for Plaintiff
Kass Shuler, P.A.
1604 N. Marion St.
Tampa, FL 33602
ForeclosureService@kasslaw.com
Aug. 29; Sept. 5, 2025 25-01567M

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2025-CA-001346 AX,
Division: S

BARBARA MARTIN,
Plaintiff vs.
The MARLENE K. VANSLYKE
TRUST u/a/d March 7, 2013,
Defendant
TO: AMANDA PARKER
Address and Last Known Whereabouts
Unknown

YOU ARE HEREBY NOTIFIED that a Petition to Appoint Successor Trustee has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:

JENNIFER J. HENSLEY, ESQ.
HENSLEY LAW OFFICES, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200
on or before 9/30, 2025, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Dated on 8/19/2025.
First publication on August 29, 2025.
ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: /s/ K. Gaffney
eSigned: 08/19/2025 09:05:29 AM
As Deputy Clerk
Circuit Civil Division
1115 Manatee Avenue West
Bradenton, Florida 34205
Aug. 29; Sept. 5, 12, 19, 2025 25-01545M

CHECK OUT YOUR
LEGAL NOTICES

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< Notes

Done

floridapublicnotices.com

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--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF ACTION
(formal notice by publication)
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIRCUIT CIVIL DIVISION
Case No.: 2025-CA-001346 AX,
Division: S

BARBARA MARTIN,
Plaintiff vs.
The MARLENE K. VANSLYKE
TRUST u/a/d March 7, 2013,
Defendant
TO: JOANN PARKER
Address and Last Known Whereabouts
Unknown

YOU ARE HEREBY NOTIFIED that a Petition to Appoint Successor Trustee has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are:
JENNIFER J. HENSLEY, ESQ.

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION

Case No. 2025- CA-001844
Judge: Edward Nicholas
STEPHANIE ANN BALMA, as
Personal Representative of the
Estate of Susan Rex Michael a/k/a
Susan Kay Rex Michael,
Plaintiff, v.
NANCY JO REX LASHLEY; an
individual; KATHY ANN REX; an
individual; LINDA REX, CANDACE
REX, an individual; JANE DOE,
whose true name is unknown, but
who is believed to be the individual
referred to as “Kristen”; and
individual; and THE UNKNOWN
HEIRS OF BRUCE EDWARD REX,
and all others claiming by, through
or under BRUCE EDWARD REX,
Defendants.

STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al.

TO: JANE DOE, whose true name is unknown, but who is believed to be the individual referred to as “Kristen”

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:

LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON.
Parcel ID: 6369900003
Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”).

has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court's scheduled default date of 10/6/2025 on Bradley W. Butcher,

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CIVIL ACTION
Case No. 2025- CA-001844
Judge: Edward Nicholas
STEPHANIE ANN BALMA, as
Personal Representative of the
Estate of Susan Rex Michael a/k/a
Susan Kay Rex Michael,
Plaintiff, v.
NANCY JO REX LASHLEY; an
individual; KATHY ANN REX; an
individual; LINDA REX, CANDACE
REX, an individual; JANE DOE,
whose true name is unknown, but
who is believed to be the individual
referred to as “Kristen”; and
individual; and THE UNKNOWN
HEIRS OF BRUCE EDWARD REX,
and all others claiming by, through
or under BRUCE EDWARD REX,
Defendants.

STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al.

TO: THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX

YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:
LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON.
Parcel ID: 6369900003
Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”).

has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court's scheduled default date of

HENSLEY LAW OFFICES, LLC
5190 26th Street West, Suite D
Bradenton, Florida 34207-2200

on or before 9/30, 2025, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.

Dated on 8/19/2025.
First publication on August 29, 2025.
ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: /s/ K. Gaffney
eSigned: 08/19/2025 09:36:21 AM
As Deputy Clerk
Circuit Civil Division
1115 Manatee Avenue West
Bradenton, Florida 34205
Aug. 29; Sept. 5, 12, 19, 2025 25-01546M

Plaintiff's attorney, whose address is The Dorcey Law Firm, PLC, 13515 Bell Tower Drive, Second Floor, Fort Myers, FL 33907 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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.

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

This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.

Dated this 25th day of AUGUST, 2025.

CLERK OF THE CIRCUIT COURT
(SEAL)
ANGELINA “ANGEL” COLONNESO
Manatee County Clerk of Court
(SEAL) By: K. Gaffney
as Deputy Clerk

The Dorcey Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, FL 33907
Aug. 29; Sept. 5, 12, 19, 2025 25-01557M

10/6/2025 on Bradley W. Butcher, Plaintiff's attorney, whose address is The Dorcey Law Firm, PLC, 13515 Bell Tower Drive, Second Floor, Fort Myers, FL 33907 and file the original with this Court either before service on Plaintiff's attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.

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.

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

This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.

Dated this 25TH day of AUGUST, 2025.

CLERK OF THE CIRCUIT COURT
(SEAL)
ANGELINA “ANGEL” COLONNESO
Manatee County Clerk of Court
(SEAL) By: K. Gaffney
as Deputy Clerk

The Dorcey Law Firm, PLC
13515 Bell Tower Drive, Second Floor
Fort Myers, FL 33907
Aug. 29; Sept. 5, 12, 19, 2025 25-01558M



LEGAL
NOTICES



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

Why Public Notice Should Remain in Newspapers

Along with open meeting and freedom of information laws, public notice is an essential element of the **three-legged stool of government transparency**



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

For legal notice listings go to: Legals.BusinessObserverFL.com

To publish your legal notice call: 941-906-9386 or Legal@BusinessObserverFL.com



Newsprint is inherently superior to the internet for public notice because reading a newspaper is a serendipitous process.

We find things in newspapers we weren't expecting to see. On the internet, we search for specific information and ignore everything else.

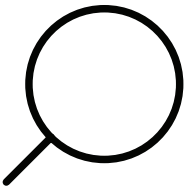


Citizens continue to learn about vital civic matters from newspaper notices.

Documented examples of people taking action and alerting their community after reading a newspaper notice are reported on a regular basis.

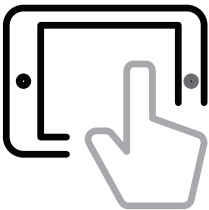
Verifying publication is difficult-to-impossible on the web.

That's why the courts subject digital evidence to far greater scrutiny than evidence published in newspapers



Significant numbers of people in rural areas still lack high-speed internet access.

Those who are older than 65 or who have lower incomes or lack high-school diplomas are also cut off from the internet in far higher numbers than the average.



Moreover, the real digital divide for public notice is growing

due to the massive migration to smartphones and other small-screen digital devices









Governments aren't very good at publishing information on the internet.

Unlike newspaper publishers, **public officials aren't compelled by the free market to operate effective websites.**







Types Of Public Notices






Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

SUBSEQUENT INSERTIONS

--- ESTATE ---

SECOND 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 Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 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

SECOND 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 Arthur James Cunnién, deceased, whose date of death was February 11, 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 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 22, 2025.

Personal Representative
Myrna Cunnién
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

SECOND 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 GOLDIE BRONOEEL 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 addresses 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 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 section 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211.

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

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

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

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

The 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

SECOND 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 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 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 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.

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

SECOND 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 pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

The date of first publication of this notice is: 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

SECOND 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 David 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 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 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

SECOND 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 Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211,

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

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

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

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

The date of first publication of this notice is August 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

SECOND 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 DAVID 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 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 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

SECOND 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 Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE 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 curator has no duty to discover whether any property held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211.

The date of first publication of this notice is: 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.

lv1823z_v34

PUBLIC SALES / ESTATE ---

THIRD INSERTION		
PUBLIC NOTICE Date Correction Effective July 10, 2025, Charles Stinson, DO, will no longer be providing care at Optum. Patients of Dr. Stinson may continue care at Optum – Palmetto.	Patients can obtain copies of their medical records at: Optum – Palmetto 1120 10th Street E Palmetto, FL 34221 Phone: 1-941-847-7903 Fax: 1-941-847-7919 Aug. 15, 22, 29; Sept. 5, 2025	25-01438M

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 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. 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		

SECOND INSERTION		
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CC000435AX PALM COVE MHC, LLC d/b/a Whispering Palms Manufactured Home Community, Plaintiff, vs. PATRICK WILLIAM ELIA III, PATRICK WILLIAM ELIA, MARTHA L. LANSDON, and MARY MAE ELIA, Defendants. Notice is hereby given that, pursuant to the Default Final Judgment entered in this cause on August 8, 2025, in the County Court of Manatee County, Angelina Colonnese, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as: That certain 1977 ROKE mobile home bearing vehicle identifica- tion numbers R11021314A and R11021314B located in the Com- munity at 1219 51st Avenue East, Lot No. 106, Bradenton, Florida 34203. at public sale, to the highest and best bidder, for cash, via the internet at www.manatee.realforeclose.com at 11:00 A.M. on the 8th day of October		

2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted, ATLAS LAW, PLLC /s/ Daniel M Hartzog Brian C. Chase, Esq. – Fla. Bar No. 17520 LeBron C. Page, Esq. – Fla. Bar No. 1030825 Daniel M. Hartzog, Esq. – Fla. Bar No. 652067 1313 North Howard Avenue Tampa, Florida 33607 813.241.8269 efiling@atlaslaw.com Attorneys for Plaintiff August 22, 29, 2025	25-01483M
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SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Extra Space Storage 1930 Cortez Rd W, Bradenton, FL, 34207 941-302-9918 www.Storagetreasures.com Auction date and time: 09/11/25 @ 10:00AM Carl Campetalli- Household items and boxes Danny Waiters- 3 piece sectional Nacole 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		

SECOND INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-001891 AX Probate Division IN RE: ESTATE OF Luther A. Youngs III, Deceased. The administration of the estate of Luther A. Youngs III, deceased, whose date of death was May 17, 2025, is pend- ing 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 per- sonal representatives and the personal representatives’ attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent’s estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal 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 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. Personal Representatives: Daphne A. Maingot 262 McDonald Court Pisgah Forest, NC 28768 Martha Y. Sullivan 2340 Arch Creek Drive North Miami, FL 33181 Attorney for Personal Representatives: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: shernandez@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 22, 29, 2025	25-01506M
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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 (“Dis-
trict”) 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 mainte-
nance special assessments (“**O&M Assessments**”) upon the lands located within the
District which secure the District’s adopted budget (“**Adopted Budget**”) for the fis-
cal 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 As-
sessments, and the properties to be improved and benefitted from the O&M Assess-
ments, are all set forth in the Proposed Budget for FY 2026. A geographic depic-
tion 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 As-
sessments 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 dis-
counts imposed on assessments collected by the Manatee County (“County”) Tax
Collector on the tax bill. Moreover, pursuant to Section 197.3632(4), *Florida Stat-
utes*, 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 lev-
ied by the District, if any.

SECOND INSERTION		
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de- scribed below belonging to those in- dividuals 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 ad- vertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity 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		

SECOND INSERTION		
NOTICE OF ACTION FOR Paternity IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2018 - DR - 4235 Division: Family Leeanna Morgan, Petitioner, and Jermarcus Hill, Respondent, TO: Jermarcus Hill unknown YOU ARE NOTIFIED that an action for Family has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on Leeanna Morgan, whose address is 821 Cypress Wood Ln Sarasota Fl 34243, on or before 10/30/2025, and file the origi- nal with the clerk of this Court at 1115 MANATEE AVE WEST BRADENTON FL 34205, before service on Petitioner or immediately thereafter If you fail to do so, a default may be entered against you for the relief demanded in the peti- tion. 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 cur- rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam- ily Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk’s office. Dated: 8/19/2025 Angelina Colonnese Manatee County Clerk of The Circuit Court CLERK OF THE CIRCUIT COURT (SEAL) By: C. Hoatland Deputy Clerk Aug. 22, 29; Sept. 5, 12, 2025		

WARNING: Rule 12.285, Florida
Family Law Rules of Procedure, re-
quires certain automatic disclosure of
documents and information. Failure to
comply can result in sanctions, includ-
ing dismissal or striking of pleadings.
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, Braden-
ton, Florida 34206, (941) 741-4062,
at least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
Dated: 8/19/2025
Angelina Colonnese
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
(SEAL) By: C. Hoatland
Deputy Clerk
Aug. 22, 29; Sept. 5, 12, 2025
25-01507M

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.

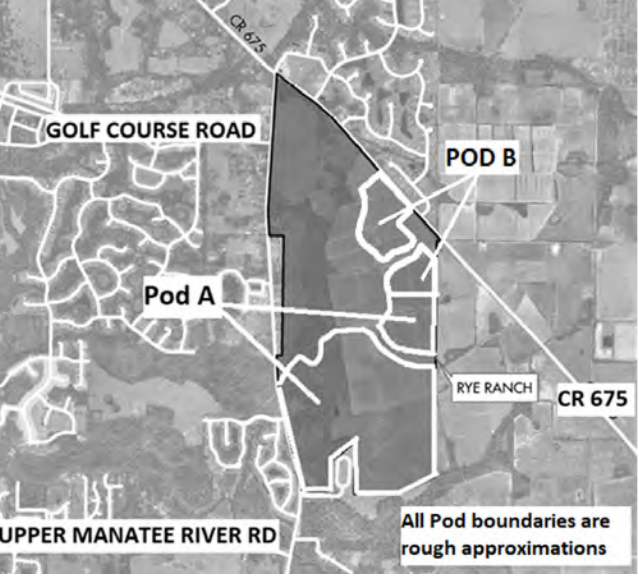
Additional Provisions

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 Of-
fice**”), 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 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.

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 Manag-
er’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 proceed-
ings 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



ACTIONS / SALES ---

SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2024-CC-2685 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.</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 www.manatee.realforeclose.com 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: Service@MankinLawGroup.com 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 August 22, 29, 2025 25-01495M</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA</p> <p>Case No.: 2024-CC-003507 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 & CONSTRUCTION, Defendants.</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 & 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 https://www.manatee.realforeclose.com, 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 & Burns, LLP 360 Central Avenue, Suite 500 St. Petersburg, FL 33701 (727) 999-9900 - Telephone (727) 800-5981 - Facsimile Primary Email Address: kmaller@jpfirm.com Secondary Email Address: kmurphy@jpfirm.com Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation Matter 159625 August 22, 29, 2025 25-01488M</p>

SECOND INSERTION
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 412024CC001064CCAXMA 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).</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 www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand 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>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO. 2013-CA-001250 FORTY ONE YELLOW, LLC, Plaintiff, vs. WILLIAM PETERS; et al., Defendant(s).</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 www.manatee.realforeclose.com, 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 eService@quinnlegal.com kniller@quinnlegal.com Attorney for Plaintiff By: /s/ Jessica F. Robinson Jessica F. Robinson, Esq. Florida Bar No.: 86089 August 22, 29, 2025 25-01484M</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA</p> <p>CIRCUIT CIVIL DIVISION</p> <p>CASE NO.: 2024-CA-001528AX CITIBANK, N.A. AS TRUSTEE ON BEHALF OF MAV 1, Plaintiff, v. RAD DIVERSIFIED REIT, INC., A MARYLAND CORPORATION, et al., Defendants.</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 www.manatee.realforeclose.com 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: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com August 22, 29, 2025 25-01489M</p>

SECOND INSERTION
<p>NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2023 CA 004030 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. ALAIN L. 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).</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 www.manatee.realforeclose.com 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, & 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: ServiceMail@aldridgepite.com 1100-839B August 22, 29, 2025 25-01494M</p>

SECOND INSERTION
<p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CIVIL DIVISION</p> <p>Case No.: 23-CA-004265 CITY OF BRADENTON, Plaintiff, v. JOSEFINA DURAN-WEBSTER, KEVIN MCMICHAEL, Defendant(s).</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 www.Manatee.realforeclose.com 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: Service@MattWeidnerLaw.com By: /s/ Matthew D. Weidner Matthew D. Weidner, Esq. Florida Bar No. 185957 August 22, 29, 2025 25-01501M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION</p> <p>File No. 2025-CP-1899 IN RE: ESTATE OF MARK JAMES GRENDLE, Deceased.</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 & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollover@barneswalker.com Secondary Email: swix@barneswalker.com August 22, 29, 2025 25-01493M</p>

SECOND INSERTION
<p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION</p> <p>File No. 2025-CP-001671 Division Probate IN RE: ESTATE OF BARBARA ELLA LAMBERT a/k/a BARBARA LAMBERT a/k/a BARBARA E. LAMBERT Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of 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>Persons Giving Notice: 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>Attorney for Persons Giving Notice JENNA KYLE MELTZER Attorney Florida Bar Number: 1028517 Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com August 22, 29, 2025 25-01472M</p>

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Extra Space Storage, 9419 Moccasin Wallow Rd Parrish FL 34219 on September 11th, 2025 at 11:00 AM Sarana Chavez Cano - Household Nick Bermudez - Personal items The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. August 22, 29, 2025	
25-01466M	

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

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

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

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

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

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

SECOND INSERTION	
PUBLIC NOTICE OF SALE NOTICE IS HEREBY GIVEN that the undersigned intends to sell the personal property described below to enforce a lien imposed on said property under The Florida Self Storage Facility Act Statutes (Section 83.801 - 83.809). The undersigned will sell by competitive bidding at 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 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	
25-01473M	

SECOND 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	

SECOND 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 . 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	

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on September 11,2025 at 10:00 AM. Barbara Oliver - Boxes, Furniture The auction will be listed and advertised on www.storagetreasures.com . Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property August 22, 29, 2025	
25-01467M	

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

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

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3294 Tax Deed #:2025TD000116 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3294 Year of Issuance 2023 Description of Property LOTS 5,6, LESS THE E 10 FT BLK B COUNTRY CLUB COURT 2ND SEC, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 12, OF THE PUBLIC RECORDS OF MANATEE COUNTY PI#39709.1005/9 Parcel ID Number 3970910059 Property Address: 1213 42ND ST W BRADENTON, FL 34205 Names in which assessed: SPORTELLI PROPERTIES LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01420M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3559 Tax Deed #:2025TD000119 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3559 Year of Issuance 2023 Description of Property THE E 55.37 FT OF THE W 101.37 FT E1/2 OF LOT 4, MRS. JULIA CURRY PLAT, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 127, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#46114.0000/5 Parcel ID Number 4611400005 Property Address: 323 11TH AVE E BRADENTON, FL 34208 Names in which assessed: CLARETHA MARTIN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01423M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2805 Tax Deed #:2025TD000101 NOTICE IS HEREBY GIVEN that MIKON FINANCIAL SERVICES, INC AND OCEAN BANK the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2805 Year of Issuance 2023 Description of Property LOT 21, BLK B, MAIN STREET SUB , ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 152, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#26590.0000/0 Parcel ID Number 2659000000 Property Address: 1006 15TH ST W PALMETTO, FL 34221 Names in which assessed: JOHNNY H THOMAS, KAREN R THOMAS, KAREN THOMAS, LINDA DIANE WHITNEY NEELY, LINDA NEELY, RAYMOND A THOMAS & JOHNNY H & PEGGY J THOMAS INTER VIVOS TRUST DTD 2/24/2003, RAYMOND A THOMAS AS SUCCESSOR TRUSTEE OF THE JOHNNY H THOMAS AND PEGGY J THOMAS INTER VIVOS TRUST, RAYMOND THOMAS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01415M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1427 Tax Deed #:2025TD000103 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1427 Year of Issuance 2023 Description of Property LOT 11 BLK C BRADEN RIVER LAKES PHASE I SUB ACCORDING TOTHE PLAT THEREOF RECORDED IN PLAT BOOK 25, PAGE 41 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#11272.2725/2 Parcel ID Number 1127227252 Property Address: 4456 6TH AVE E BRADENTON, FL 34208 Names in which assessed: NEAL WILLIAMS II All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01425M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01407M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1611 Tax Deed #:2025TD000084 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1611 Year of Issuance 2023 Description of Property LOT 26, LOT 27, LESS THE N 20 FT, UNREC PLAT OF ELWOOD PARK, RESUB OF PART OF BLOCK 70 AND 72 OF THE SUB OF ELWOOD PARK, AS SHOWN IN PLAT BOOK 2, PAGE 76 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; SAID RESUB BEING AS PER PLAT THEREOF RECORDED IN DEED BOOK 316, PAGE 429 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#14105.0000/1 Parcel ID Number 1410500001 Property Address: 2103 45TH STREET CT E BRADENTON, FL 34208 Names in which assessed: DAVID T BRONSON, MARY A BRONSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01405M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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 FT S & 20 FT E 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01421M	

THIRD INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1536 Tax Deed #:2025TD000105 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1536 Year of Issuance 2023 Description of Property LOTS 9 & 10 BLK B, MANATEE HEIGHTS ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 134., OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#13512.0025/6 Parcel ID Number 1351200256 Property Address: 2515 8TH AVE E BRADENTON, FL 34208 Names in which assessed: JUAN ESQUIVEL GARCIA, JUAN ESQUIVEL GARCIA AND ROSA E ESQUIVEL REVOCABLE TRUSED UA, ROSA E ESQUIVEL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025	
25-01427M	

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123 ▼

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

IN20890_V5

TAX DEEDS

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-533 Tax Deed #:2025TD000099 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-533 Year of Issuance 2023 Description of Property LOT 41, ENCLAVE AT COUNTRY MEADOWS, A SUB ACCORDING TO THE PLAT THEREOF TO BE RECORDED IN PLAT BOOK 56, PAGES 128 THROUGH 133, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#5265.0215/9 Parcel ID Number 526502159 Property Address: 917 145TH STREET CIR NE BRADENTON, FL 34212 Names in which assessed: ROBERT A ABRAMOVICH, ROBERT ABRAMOVICH REV TRUST U/A DTD 12/3/2007 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01413M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3643 Tax Deed #:2025TD000065 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3643 Year of Issuance 2023 Description of Property LOT 50, THE E 1/2 LOT 51, CAROLINA TENNESSEE SUB ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 156, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#47476.0000/7 Parcel ID Number 4747600007 Property Address: 711 32ND AVE E BRADENTON, FL 34208 Names in which assessed: DENNIS DUFON, JASON CHRISTOPHER THOMPSON, JASON THOMPSON, KRISTINA THOMPSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01414M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3535 Tax Deed #:2025TD000118 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3535 Year of Issuance 2023 Description of Property BEG AT NE COR OF SEC 36; THENCE GO S ALG E LN OF SD SEC 36 A DIST OF 420 FT THENCE W ALG C/L OF 10TH AVE E A DIST OF 472 FT TO A PT, THENCE N 145 FT; THENCE E 80 FT; THENCE S 145 FT TO C/L OF 10TH AVE E; THENCE GO W ALG C/L OF 10TH AVE E A DIST OF 80 FT TO POB LESS THE S 25 FT THEREOF FOR ST DESC ORB 106 P 323 PRMCF P-1-I-N PI#45389.0000/4 Parcel ID Number 4538900004 Property Address: 1409 10TH AVE E BRADENTON, FL 34208 Names in which assessed: ESTATE OF HARRIET ELIZABETH RILEY, ESTATE OF MARILYN LOUISE BELL, KEVIN BELL, KEVIN PALMER, PAULETTE TERRELL, RENIKA RILEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01422M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3332 Tax Deed #:2025TD000090 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3332 Year of Issuance 2023 Description of Property LOT 9, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LOT 10, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#40878.0030/9 Parcel ID Number 4087800309 Property Address: 21ST ST W BRADENTON, FL 34205 Names in which assessed: 1310 21ST W ST LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01408M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3694 Tax Deed #:2025TD000093 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 01 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3694 Year of Issuance 2023 Description of Property LOTS 3, 4, 29 AND 30, ELKHART SUB, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 7, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LESS THE R/W FOR SR 683 (9TH AVE W), REC IN CIRCUIT COURT MINUTE BOOK 19 PG 531, OF SAID PUBLIC RECORDS PI#48192.0005/9 Parcel ID Number 4819200059 Property Address: 2615 9TH ST W BRADENTON, FL 34205 Names in which assessed: S AND R INVESTMENTS OF CENTRAL FLORIDA LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01416M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1666 Tax Deed #:2025TD000085 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1666 Year of Issuance 2023 Description of Property THE N 2 AC OF E1/2 OF LOT 23, BLK 3 ELWOOD PARK, BLOCK 3 OF NEW HOME DEVELOPMENT COMPANY'S COMBINATION LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS: THE NORTH TWO ACRES OF THE E 1/2 OF LOT 23, BLK 3, ELWOOD PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 76, 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01406M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3237 Tax Deed #:2025TD000114 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3237 Year of Issuance 2023 Description of Property LOT 10 PALMA SOLA WOODS II ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 22, PAGE 31 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#39092.2050/5 Parcel ID Number 3909220505 Property Address: 1823 76TH ST W BRADENTON, FL 34209 Names in which assessed: AMANDA CONNER, STEVEN CONNER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01417M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3260 Tax Deed #:2025TD000115 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 05 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3260 Year of Issuance 2023 Description of Property THAT CERTAIN CONDO PARCEL DESCRIBED AS UNIT 1455, PARCEL H, MEADOWCROFT CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 860, PAGES 326 THROUGH 369, INCLUSIVE, AND AS PER PLAT THEREOF RECORDED IN CONDO BOOK 7, PAGES 69 AND 70, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#39374.1595/2 Parcel ID Number 3937415952 Property Address: 1455 56TH ST W BRADENTON, FL 34209 Names in which assessed: ANNE P FRANCIS, JON T FRANCIS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01418M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3594 Tax Deed #:2025TD000091 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 01 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3594 Year of Issuance 2023 Description of Property COM AT SE COR OF SW1/4 OF SE1/4 SEC 36; TH N 00 DEG 19 MIN 34 SEC E, 20 FT TO N R/W LN OF 26TH AVE E FOR POB; TH CONT N 00 DEG 19 MIN 34 SEC E, 0.83 FT TO SLY R/W LN OF PROPOSED HWY 301; TH N 58 DEG 36 MIN 20 SEC W, ALG SD PROPOSED R/W LN, 487.18 FT; TH S 00 DEG 19 MIN 34 SEC W, 250.91 FT TO N R/W LN OF SD 26TH AVE E; TH S 89 DEG 28 MIN 56 SEC E, ALG SD R/W LN, 417.4 FT TO POB, LESS THE W 100 FT DESC (877/980) & SUBJ TO EASMT TO F P & L CO DESC (896/479) OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#46891.1005/6 Parcel ID Number 4689110056 Property Address: 1111 26TH AVE E BRADENTON, FL 34208 Names in which assessed: WILLIAM F SAMUELS SR RESTATED REV TRUST U/A DATED FEBRUARY 6 2020 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01409M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1197 Tax Deed #:2025TD000102 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1197 Year of Issuance 2023 Description of Property LOT 10 BLK 3 MAR-LEE ACRES ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 46 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#7849.0000/3 Parcel ID Number 784900003 Property Address: 1815 18TH ST E PALMETTO, FL 34221 Names in which assessed: ANTONIA OCHOA, JAIME OCHOA All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01419M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3583 Tax Deed #:2025TD000120 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3583 Year of Issuance 2023 Description of Property PARCEL A, COM AT THE SE COR OF THE SW 1/4 OF SEC 36, THEN NLY 25 FT; THEN WLY, ALG THE N R/W LN OF 26TH AVE, 307.40 FT; THEN NLY, ALG THE E R/W LN OF 8TH ST E, 422.37 FT FOR THE POB; THEN CONT NLY ALG SD R/W, 86.86 FT TO THE SW COR OF LOT 5 BURTON PK, THEN ELY ALG THE S LNS OF LOTS 5 & 4 OF SD BURTON PK, 100.0 FT; THEN SLY 86.86 FT; THEN WLY 100.0 FT TO THE POB P-3-2 PI#46510.1000/3 Parcel ID Number 4651010003 Property Address: 2301 8TH ST E BRADENTON, FL 34208 Names in which assessed: TRACY LEE SIMONEAU All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01424M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2047 Tax Deed #:2025TD000087 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2047 Year of Issuance 2023 Description of Property COM AT THE NW COR OF THE SW 1/4 OF THE NE 1/4 OF SEC 20, TWN 35, RNG 18; TH S 89 DEG 36 MIN 42 SEC E, ALG THE N LN OF SD SW 1/4 OF THE NE 1/4, A DIST OF 42.00 FT; TH S 00 DEG 11 MIN 14 SEC E, 50.00 FT TO THE PT OF INT OF THE S R/W LN OF 63RD AVE E AND THE E R/W LN OF 33RD ST E, AS DESC IN OR 715 PG 147, OR PRMCF, TH CONT S 00 DEG 11 MN 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01403M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-201 Tax Deed #:2025TD000086 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 01 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-201 Year of Issuance 2023 Description of Property BEG AT SW COR OF SEC 13; TH N 00 DEG 49 MIN 34 SEC W ALG W LN OF SD SEC 13 1393.66 FT TO SLY R/W LN OF SINGLETARY RD; TH N 50 DEG 48 MIN 00 SEC E ALG SLY R/W LN OF SINGLETARY RD 478.10 FT TO POB; TH S 39 DEG 12 MIN 00 SEC E 937.92 FT; TH S 10 DEG 49 MIN 30 SEC E 310.86 FT; TH N 89 DEG 34 MIN 48 SEC E 685.30 FT TO C/L OF MYAKKA RIVER; TH N 27 DEG 21 MIN 40 SEC W ALG C/L OF MYAKKA RIVER 243.52 FT; TH S 89 DEG 34 MIN 43 SEC W 470.08 FT; TH N 39 DEG 12 MIN 00 SEC W 1107.89 FT TO SLY LN OF SINGLETARY RD; TH S 50 DEG 48 MIN 00 SEC W ALG SLY LN OF SINGLETARY RD 70 FT TO POB. CONTAINING 5.031 AC AS DESC IN OR 1101 P 3522 PRMCF PI#1939.1060/1 Parcel ID Number 193910601 Property Address: 36424 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01404M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3978 Tax Deed #:2025TD000094 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3978 Year of Issuance 2023 Description of Property LOT 26, BLK A, CAPE VISTA FIRST UNIT, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 12, PAGE 73, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#51142.0000/8 Parcel ID Number 5114200008 Property Address: 5307 38TH AVE W BRADENTON, FL 34209 Names in which assessed: RICHARD ROBINSON TRUST NO 530734209 DTD 3/1/2009 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01410M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3681 Tax Deed #:2025TD000121 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3681 Year of Issuance 2023 Description of Property PARCEL 1: LOTS 41, 42, 43, AND THE SOUTH 4 FEET OF LOT 44, LAUREL PARK, AS PER 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01426M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3667 Tax Deed #:2025TD000092 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: 2023-3667 Year of Issuance 2023 Description of Property LOT 7, HICKMAN PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECT 1, TOWNSHIP 35 S, RANGE 17 E PI#47625.0000/9 Parcel ID Number 4762500009 Property Address: 111 33RD AVE E BRADENTON, FL 34208 Names in which assessed: JEAN ANN CARVER, MELISSA JEAN GUTHRIE 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01411M

THIRD INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-642 Tax Deed #:2025TD000100 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: 2023-642 Year of Issuance 2023 Description of Property UNIT 703 OF GATEWOOD CORPORATE CENTER COMMERCIAL CONDO, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 2791, PAGE 361, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND ANY AND ALL APPURTENANCES THEREOF. TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH AND CONTAINED IN THAT CERT DEC OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWOOD CORPORATE CETNER RECORDED MAY 10, 2018 IN OFFICIAL RECORDS BOOK 2727, PAGE 3634 AND SECOND AMENDMENT TO DEC OF COVENANTS, CONDITION AND RESTRICTIONS FOR GATEWOOD CORPORATE CENTER RECORDED JUNE 12, 2018 IN OFFICIAL RECORDS BOOK 2732, PAGE 6606, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN. PI #5678.1415/9 Parcel ID Number 567814159 Property Address: 3025 LAKEWOOD RANCH BLVD UNIT 103 BRADENTON, FL 34211 Names in which assessed: FIRST OPTION HOLDINGS 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 Colonnoso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025
25-01412M