MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Brian Simon-Windows and Doors Dale Weatherly-couches tables end tables king bunk beds misc items Ansjanae Mallard-Furniture, clothes, fabric

The auction will be listed and advertised on www.storagetreasures.com. September 5, 12, 2025 25-01576M

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 Goldenrod Wellness located at 11161 State Road 70 E Unit 110 in the City of Lakewood Ranch, Manatee County FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 29th day of August, 2025. Little Scholars Education Services, Inc. Carey Anne Fruman Leichter September 5, 2025 25-01588M

FIRST INSERTION NOTICE OF BOARD MEETING EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT

Notice is hereby given that the Board of Supervisors ("Board") of the Eagle Pointe Community Development District ("District") will hold a regular meeting of the Board of Supervisors on **Thursday, September 18, 2025, at 5:00 PM** at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219.

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

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

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

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

Richard McGrath, District Manager Governmental Management Services - Tampa, LLC September 5, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690

Time: 09:45 AM

Sale to be held at www.storagetreasures.com.

0067 - Buckingham, Whitney; 0091 - Dougan, Kasey; 0115 - Dougan, Kasey; 0118 - Driver, Tierra; 0126 - Scott, Brea; 0147 - Williams, Melody Frazier; 0187 -Hanna, George; 0193 - Bateman, Tracy; 0348 - Butterfield, Raymond; 1006 - reid, Travion; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 4186 - Harris, Gwindolyn; 4191 - Davenport, Norma; 4219 - Whitehead, Zeria; 4236 - Rigsby,

PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941)

217-7078 Time: 10:45 AM

Sale to be held at www.storagetreasures.com.

0475 - Watkins, Crystal; 0499 - Headley, Danielle; 0531 - wiggins, Marybeth; 0612 -Gonzalez, Luciana; 0627 - Aldeya, Evens; 0648 - Haeussler, Johann; 0706 - Gaskin, Cameron; 0804 - Saincilus, Anita; 0825 - Wilson, Logan; 0838 - Alexander, Terrika;

0849 - Yacin, Charlene; 2047 - Sawyers, Latetia PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210,

(941) 217-7531 Time: 11:00 AM

 ${\bf Sale\ to\ be\ held\ at\ www.storagetreasures.com.} \\ {\bf A18CC\ -\ Baker-Lebel,\ Alesis;\ A26\ -\ Kreitzer,\ Heather;\ B03CC\ -\ Aragon,\ Daniel;} \\$ B11CC-Farrell, Jeanne; C04-Welsh, Margaret; C06-Lindsay, John; C09-carpenito,patricia; D34CC - Trail, Tony; E14 - Lindsay, John; F09CC - Farrell, Jeanne; F12CC oneal, Alatryce; G07CC - Sable, Michael; L17CC - Pittman, Christina

PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941)

Time: 12:30 PM

 ${\bf Sale\ to\ be\ held\ at\ www.storage treasures.com.}$

A019 - Groce, James; A032 - Arline, Acacia; A067 - Maxwell, Hermeana; A068 capwell, Nikki; A075 - Helmes, Richard; C040 - crisp, Renee; C066 - green, Angel; C103 - Bowers, Christine; D016 - Dorante, Karem; D039 - Hernandez, Jose; D068 - Arguez, Angeline; E001 - Wagner, Tamara; E022 - Carelli, Floyd; F027 - Duche, Lori; F031 - Martinez, Rafael; F047 - Angell, Destinee; G036 - Mendez, Elida; H005 - Frisch, George; H032 - Cochenour, Michele; H055 - Lewis, Anthony; J040 Jackson, Tarrance

PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, Time: 11:30 AM

Sale to be held at www.storagetreasures.com.

1114 - prince, carenthia; 2345 - Power, Krystle; 2526 - martinez, Wuanda; 3003- Rev. Francisco; 3029 - Sherrod, Kyle; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3307 - Freddes, Julee; 3341 - Hall, Reginald; 3359 - Ford, John; 3507 -

PUBLIC STORAGE # 77875, 6015 26th St W. Bradenton, FL 34207, (941) 290-5339

Time: 01:00 PM

Sale to be held at www.storagetreasures.com.

0183 - Scarberry, Niocca; 0210 - camarillo, Joanna; 0222 - Foster, Michael; 0299 -Nada, Charmaine; 1057 - Foy, Yves; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2021 - Olmeda, Jose; 2062 - Carden, Timothy; 2079 - Bell, Alfred; 2179 - Torres, Michael; 2187 - Crawford, Ashley; 3160 - Gonzalez, Aminda; 3167 - Wamsley,

Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for

each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080.

25-01572M September 5, 12, 2025

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 ED'S TAVERN SPORTS BAR AND RESTAURANT located at 9588 BUFFALO ROAD in the City of PALMETTO, Manatee County, FL 34221 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 28th day of August, 2025. EDS PARRISH LLC

September 5, 2025

25-01580M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 4805 96th St E Palmetto FL 34221

Phone Number 561-288-6308 Time of Sale 9/25/25 9:30am Krissy Dykes -home goods

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.

September 5, 12, 2025 25-01573M

FIRST INSERTION NOTICE OF PUBLIC SALE

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

Extra Space Storage, 9419 Moccasin Wallow Rd Parrish FL 34219 on September 25th, 2025 at 11:00 AM

Stacy Welch - Couch bed housing 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.

September 5, 12, 2025 25-01578M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES PROSPERITY LAKES COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Prosperity Lakes Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219 at $11:\!00$ a.m. unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

> October 23, 2025 November 20, 2025 *Date Adjusted due to Holiday* December 18, 2025 *Date Adjusted due to Holiday* January 22, 2026 February 26, 2026 March 26, 2026 April 22, 2026 May 28, 2026 June 25, 2026 July 22, 2026 August 27, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Office, Rizzetta & Company, at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, or by calling 813-533-2950.

September 24, 2026

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 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) / 1-800-955-8771 (TTY) 8770 (Voice), for aid in contacting the District Office.

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

Scott Brizendine District Manager September 5, 2025

25-01569M

25-01570M

25-01571M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES STONEGATE PRESERVE COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Stonegate Preserve Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 at the Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd. Parrish FL 34219 at 11:00 a.m. or immediately following the adjournment of the Prosperity Lakes Community Development District, for the purpose of considering any business that may come before the Board on the following dates:

> October 23, 2025 November 20, 2025 *Date Adjusted due to Holiday* December 18, 2025 *Date Adjusted due to Holiday* January 22, 2026 February 26, 2026 March 26, 2026 April 22, 2026 May 28, 2026 June 25, 2026 July 22, 2026 August 27, 2026 September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Office, Rizzetta & Company, at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, or by

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 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 Office.

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

Scott Brizendine District Manager September 5, 2025

FIRST INSERTION

FICTITIOUS NAME NOTICE

Notice Is Hereby Given that Palmetto SS, LLC, 7979 E. Tufts Ave. $\sharp 1125,$ Denver, CO 80237, desiring to engage in business under the fictitious name of CubeSmart 4477, with its principal place of business in the State of Florida in the County of Manatee, intends to file an Application for Registration of Fictitious Name with the Florida Department of State.

September 5, 2025

25-01587M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Bradenton, FL, 34207 941-302-9918 www.Storagetreasures.com Auction date and time: 09/25/25@ 10:00AM Grant Griffin- Household Furniture Angie Smith-household items

1930 Cortez Rd W.

Juan Aponte Ortiz- personal items, boxes Renie Arce- clothing and personal

items Cherice Barnett- Clothes, furniture, 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.

September 5, 12, 2025 25-01574M

FIRST INSERTION

NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop-erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1968 Mobile Home, VIN FHM- $\ensuremath{\mathsf{CXMF06800}}$ and the contents therein, if any, abandoned by former tenant, Douglas B. Kirkhofff and Sheree L.

On September 18, 2025 at 9:00am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 152, Bradenton, Florida 34209.

THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236

Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Royal Garden Estates By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.comSeptember 5, 12, 2025 25-01590M

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 100.00 acres known as Watercolor Place - Phase 4. The project is located in Manatee County, Section(s) 19, Township 34 South, Range 19 East. The permit applicant is Upper Manatee 288, LLC whose address is 1651 Whitfield Ave, Sarasota FL 34243. The Permit No. is 43027367.029.

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 $Southwest\ Florida\ Water\ Management\ District,\ District's\ Tampa\ Service Office,\ 7601$ 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.

25-01594M

September 5, 2025

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Hawks Parrish Lakes LLC, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2408-0001 and seeks to vacate a portion of a maintained right-of-way known as Sawgrass Road.

On the 7th of October, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

 ${\bf RESOLUTION~R\hbox{-}25\hbox{-}168}$ A RESOLUTION OF THE BOARD OF COUNTY COMMISSION-ERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPE-CIFICALLY A PORTION OF A MAINTAINED RIGHT-OF-WAY KNOWN AS SAWGRASS ROAD PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DE-VELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located west of 7800 Sawgrass Road in Palmetto and is 42,094 square feet (0.97 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 MU, P/SP1, 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 6290.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

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.

MANATEE COUNTY

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS MANATEE COUNTY, FLORIDA File No. 2025-CP-002035 AX **Probate Division** IN RE: ESTATE OF Gordon Charles Harrison, a/k/a Gordon C. Harrison, Deceased.

The administration of the estate of Gordon Charles Harrison, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth

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

IN RE: ESTATE OF

FREDDIE RODRIGUEZ,

Deceased.

The administration of the estate of FREDDIE RODRIGUEZ, Deceased,

whose date of death was April 21, 2025,

is pending in the Circuit Court for

Manatee County, Florida, Probate Di-

vision, the address of which is NYDIA

ROSA RODRIGUEZ5 Manatee Ave.,

W, Bradenton, FL 34205. The names

and addresses of the personal represen-

tative and the personal representative's

other persons having claims or de-

mands against decedent's estate on

whom a copy of this notice is required

to be served must file their claims with

this court WITHIN THE LATER OF

All creditors of the decedent and

attorney are set forth below.

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

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: R. Matthew Elliott 1023 Manatee Avenue West, Suite 502

Bradenton, FL 34205 Attorney for Personal Representative: James E. Johnson II Email Address: jjohnson@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 September 5, 12, 2025 25-01606M

the personal property. September 5, 12, 2025 25-01585M

FIRST INSERTION NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be-

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself

or its affiliates, Life Storage or Storage

Express, will hold a public auction to sell personal property described below

belonging to those individuals listed be-

Extra Space Storage.

3708 Manatee Ave W

Bradenton, FL 34205 on 09/25/25 at 9: 30 AM

David Frazier- Furniture.

The auction will be listed and adver-

tised 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

low at the location indicated:

low at the location indicated: Extra Space Storage, 5305 Manatee Ave W, Bradenton Fl,

34209 on 9-25-2025 at 9:30a Store Phone: 561-288-4405

Those in Auction: Patricia Goen Tenant - Sale 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. September 5, 12, 2025 25-01589M

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026 Parrish Lakes II Community **Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Parrish Lakes II Community Development District shall be held at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205. The meeting dates are as follows:

October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026 May 26, 2026 June 23, 2026 July 28, 2026 August 25, 2026 September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the

There may be occasions when one or more supervisors will participate by telephone or other remote device.

Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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. Kai, District Management

September 5, 2025

FIRST INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored, under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storagetreasures.com on 09/22/2025 at 10:00am. The sale may be withdrawn at any time without further notice.

Agustin Rubio E134 HHG / Personal Items
September 5, 12, 2025 25-01586M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described 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 9/25/2025 9:30am Alexandra Diaz - clothes, household

Teneisha McEwen - household furniture, toys, mattresses 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.

September 5, 12, 2025 25-01577M

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026 **Parrish Lakes Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Parrish Lakes Community Development District shall be held at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton. Florida 34205. The meeting dates are as follows:

October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026 May 26, 2026 June 23, 2026 July 28, 2026 August 25, 2026 September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the meeting.

There may be occasions when one or more supervisors will participate by telephone or other remote device.

Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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. Kai, District Management September 5, 2025

FIRST INSERTION

NOTICE OF PUBLIC SALE Extra Space Storage, 5311 34th Street

W Bradenton, FL 34210 on 9/25/2025 at 9:30 AM

Elis Ceballos - speakers Chelsea Wilder - washer/dryer, king bedframe, boxes, couch

Ruth Torres - Totes, plastic bags Aliyah Lopes - Couch, tvs, personal belongings, clothes, shoes

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. September 5, 12, 2025

25-01575M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 09/25/2025, at 10:00

Jeanell Jackson - Household goods Cherish Mazon - Household goods Tiffany Drye - Household goods Juan Cabrera – Household goods Tiffany Drye – Household goods Matt Redden – Household goods

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

September 5, 12, 2025 25-01579M

FIRST INSERTION

Notice of Meetings Fiscal Year 2025/2026 **Curiosity Creek Community Development District**

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Curiosity Creek Community Development District shall be held at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront located at 102 12th Street West, Bradenton, Florida 34205. The meeting dates are as follows:

October 28, 2025 November 25, 2025 December 23, 2025 January 27, 2026 February 24, 2026 March 24, 2026 April 28, 2026 May 26, 2026 June 23, 2026 July 28, 2026 August 25, 2026 September 22, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Kai, 2502 N. Rocky Point Drive, Suite 1000, Tampa, Florida 33607 at (813) 565-4663, one week prior to the

There may be occasions when one or more supervisors will participate by telephone or other remote device.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Kai at (813) 565-4663. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

Each person who decides to appeal any action taken at the meetings is advised that the 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. Kai, District Management September 5, 2025

FIRST INSERTION

NOTICE TO CREDITORS 3 MONTHS AFTER THE TIME OF IN THE CIRCUIT COURT FOR THE THE FIRST PUBLICATION OF THIS 12TH JUDICIAL CIRCUIT, NOTICE OR 30 DAYS AFTER THE IN AND FOR MANATEE COUNTY. DATE OF SERVICE OF A COPY OF FLORIDA PROBATE DIVISION THIS NOTICE ON THEM. File No. 412025CP001224CPAXMA

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

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

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

A personal representative or curator has no duty to discover whether any property held at the time of the de-cedent'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 September 5, 2025. NYDIA ROSA RODRIGUEZ,

Personal Representative Attorney for Personal Representative: Scott R. Bugay, Esquire Florida Bar No. 5207 Citicentre, Suite P600 290 NW 165 Street Miami FL 33169 Telephone: (305) 956-9040 Fax: (305) 945-2905 Primary Email: Scott@srblawvers.com Secondary Email: Jennifer@srblawyers.com

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 CP 001670 IN RE: JOZEF GRODZIK

Deceased. The administration of the estate of Jozef Grodzik, deceased, whose date of death was June 25, 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 representatives and the personal representative attorney are set forth below.

All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME

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

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

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

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

September 5, 12, 2025 25-01601M

notice is September 5, 2025. **Co-Personal Representatives** Marc J. Soss

Michael Sorenson Attorney for Personal Representative s/ Marc J. Soss Marc J. Soss, Esquire FBN: 0927045 9040 Town Center Parkway Lakewood Ranch, FL 34202 Telephone: (941) 928-0310 Email: mjs@fl-estateplanning.com Attorney for Petitioner

25-01591M

September 5, 12, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-002033 AX Probate Division IN RE: ESTATE OF Gladys Rowell Albritton,

Deceased. The administration of the estate of Gladys Rowell Albritton, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS 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 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

Personal Representative:

notice is September 5, 2025.

Karen L. Smith 1850 N. Clark Road #1502 Chicago, IL 60614 Attorney for Personal Representative: James E. Johnson II Email Address: jjohnson@manateelegal.com Email Address: cgodfrey@manateelegal.com

410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: (941) 747-1871 September 5, 12, 2025 25-01605M

and select the appropriate County

Florida Bar No. 0061621 Greene Hamrick Schermer & Johnson, P.A.

PUBLISH YOUR LEGAL NOTICE

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001163 **Division Probate** IN RE: ESTATE OF HENRY M. THOMPSON Deceased.

The administration of the estate of HENRY M. THOMPSON, deceased, whose date of death was April 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001936-AX

Division PROBATE

IN RE: ESTATE OF

PAMELA L. SCHULDT

Deceased.

The administration of the estate of Pa-

mela L. Schuldt, deceased, whose date

of death was May 13, 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 attor-

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

duty to discover whether any property

held at the time of the decedent's death by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

unless a written demand is made by a

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY,

FLORIDA

PROBATE DIVISION

File No. 2025-CP-001876

IN RE: ESTATE OF

GEORGE JUNIOR DILBOY III

Deceased. The administration of the estate of

GEORGE JUNIOR DILBOY III, de-

ceased, whose date of death was June

25, 2022, 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 ad-

dresses of the personal representative and the personal representative's attor-

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

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by the decedent or the decedent's sur-

viving spouse is property to which the Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

The personal representative has no

OF THIS NOTICE ON THEM.

ney are set forth below.

The personal representative has no

OF THIS NOTICE ON THEM.

ney are set forth below.

FIRST INSERTION

NOTICE.

BARRED.

notice is 9/5/25

Attorney for the

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: JENIFER S. SCHEMBRI

802 11th Street West Bradenton, Florida 34205 Attorney for Personal Representative: JENNA KYLE MELTZER Attorney

Florida Bar Number: 1028517 802 11th Street West Bradenton, Florida 34205-7734 Telephone: (941) 748-0100 E-Mail: jmeltzer@blalockwalters.com Secondary E-Mail: mchapman@blalockwalters.com Alternate Secondary E-Mail: mhuckle@blalockwalters.com September 5, 12, 2025 25-01599M

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

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

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Personal Representative:

Teresa K. Bowman 3277 Fruitville Rd., Suite D-2

Sarasota, Florida 34237

E-Mail: tkbowman@tkbowmanpa.com

unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

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

must be filed with the clerk.

NOTICE.

25-01568M

Attorney for Personal Representative:

Teresa K. Bowman, Esq.

Personal Representative

Florida Bar Number: 0021453

3277 Fruitville Rd., Suite D-2 SARASOTA, FL 34237

TERESA K BOWMAN PA

Telephone: (941) 735-5200

Fax: (941) 234-0604

liz@tkbowmanpa.com

September 5, 12, 2025

Secondary E-Mail:

FIRST INSERTION

DATE OF DEATH IS BARRED.

NOTWITHSTANDING THE TIME

must be filed with the clerk.

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA -PROBATE DIVISION File No. 2025-CP-001492

IN RE: ESTATE OF LINDA JEAN WASHINGTON A/K/A LINDA J. WASHINGTON, Deceased.

The administration of the estate of LINDA JEAN WASHINGTON A/K/A LINDA J. WASHINGTON, deceased, whose date of death was April 6, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. BOX 25400, BRADENTON, FL 34206. The names and addresses of the personal 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 speci-

fied 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

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: September 5, 2025. /S/ AW

APRYL WASHINGTON-WILLIAMS Personal Representative

283 Rivulet Dr. Dallas, GA 30132

/S/ MR MYANDA RATCLIFF, ESQ. Attorney for Personal Representative Email Addresses: myanda@jenhenslevlaw.com jen@jenhensleylaw.com lisa@jenhensleylaw.com

Florida Bar No. 1047541 Hensley Law Offices, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 T: (941) 755-8583

September 5, 12, 2025 25-01598M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025-CP-001993 **Division Probate** IN RE: ESTATE OF

GREGORY JAMES ROSS a/k/a

GREGORY J. ROSS Deceased.

The administration of the estate of GREGORY JAMES ROSS a/k/a GREGORY J. ROSS, deceased, whose date of death was February 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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 September 5, 2025.

Personal Representative: LEE S. ROSS c/o Jenna Kyle Meltzer 802 11th Street West

Bradenton, Florida 34205 Attorney for Personal Representative: 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: imeltzer@blalockwalters.com Secondary E-Mail: jschembri@blalockwalters.com Alternate Secondary E-Mail: mchapman@blalockwalters.com September 5, 12, 2025 25-01600M

SAVE

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025-CP-1124 Division: Probate IN RE: ESTATE OF MICHAEL EUGENE PERDUE Deceased.

The administration of the estate of MI-CHAEL EUGENE PERDUE, deceased, whose date of death was January 8. 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Attn: Probate and Guardianship, P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is September 5, 2025.

Personal Representative: Michael Eugene Perdue 6035 Anvil Ave.

Sarasota, Florida 34243 Attorney for Personal Representative: Benjamin R. Hunter, Esq. Florida Bar Number: 84278 2750 Stickney Point Rd., #206 Sarasota, FL 34231 Telephone: (941) 270-4086 Fax: (941) 212-2675 $\hbox{E-Mail: brh@hunterlawfl.com}$ September 5, 12, 2025 25-01592M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP-1986 IN RE: ESTATE OF ANNE PATTERSON,

also known as ANN PATTERSON, Deceased.

The administration of the estate of

25400, Probate Division, Bradenton,

FL 34206. The names and addresses

of the personal representative and the

personal representative's attorney are

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

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

OF THIS NOTICE ON THEM.

All creditors of the decedent and oth-

THE FIRST PUBLICATION OF THIS ANNE PATTERSON, also known as ANN PATTERSON, deceased, whose ALL CLAIMS NOT FILED WITHIN date of death was July 15, 2025, is pend-THE TIME PERIODS SET FORTH ing in the Circuit Court for MANATEE IN FLORIDA STATUTES SEC-County, Florida, Probate Division, the TION 733.702 WILL BE FOREVER street address of which is 1115 Manatee Avenue West, Probate Division, NOTWITHSTANDING THE TIME Bradenton, Florida 34205 and the mailing address of which is P.O. Box

set forth below.

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 September 5, 2025.

Personal Representative: ANGELA TRAINOR 6440 Coral Creek Court Ellenton, Florida 34222

Attorney for Personal Representative: Jeffrey A. Aman, Esquire Attorney for Personal Representative Florida Bar Number: 437417 AMAN LAW FIRM 282 Crystal Grove Boulevard Lutz, Florida 33548 Telephone: (813) 265-0004 Fax: (888) 870-8658 E-Mail: jeffa@amanlawfirm.com Secondary E-Mail: service@amanlawfirm.com September 5, 12, 2025 25-01584M

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH 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: September 5, 2025.

Debra P. Miller Personal Representative 3111 14th Avenue West Bradenton, Florida 34205

Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com September 5, 12, 2025 25-01583M **Email your Legal Notice**

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

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



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.

--- ACTIONS / SALES ---

FIRST INSERTION

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

 $\pmb{\text{CASE NO. 2025 CC 002802}}$ TARA PLANTATION GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs. DEBRA ANN BEATON; UNKNOWN TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; AND UNKNOWN TENANT OR OCCUPANT #2,

OCCUPANT IN POSSESSION, Defendants. TO: DEBRA ANN BEATON

AS UNKNOWN TENANT OR

The property herein described is as follows:

Unit No. 2-C, TARA PLANTA-TION GARDENS, a Condominium, according to the Declaration Condominium, thereof recorded in O.R. Book 1432, Page 3375 through 3467, inclusive, of the Public Records of Manatee County, Florida.

With a street address of 5523 Fair Oaks Street, Unit No. 2-C,

Bradenton, FL 34203. YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, TARA PLANTA-TION GARDENS CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Bobby L. Reynolds, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER MANA-TEE EDITION.

In and for Manatee County:

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

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

WITNESS my hand and seal of said court at Bradenton, Manatee County, Florida on this 22nd day of August,

> Angelina "Angel" Colonneso Clerk of the Court By: (SEAL) K. Gaffney

As Deputy Clerk Attorney for Plaintiff: Bobby L. Reynolds, Esquire Florida Bar No. 44821 The Law Offices of enicholson@lobeckrowe.com

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY,

FLORIDA CASE NO.

412024CA001350CAAXMA NATIONS DIRECT MORTGAGE,

Plaintiff, vs.
RICKY BOWDEN; KRISTEN BOWDEN;

Defendants NOTICE IS HEREBY GIVEN pursuant to an Order Cancelling August 27, 2025 Foreclosure Sale and Resetting Foreclosure Sale dated August 27, 2025, and entered in Case 412024CA001350CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and RICKY BOWDEN; KRISTEN BOWDEN, are defendants. Angelina M. Colonneso, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www. manatee.realforeclose.com at 11:00 a.m., on the 1ST day of OCTOBER, 2025, the following described property as set forth in said Final

Judgment, to wit: LOT 15, KINGSTON ESTATES, AS PER PLAT THEREOF, RE-CORDED IN PLAT BOOK 16, PAGE 32, OF THE PUBLIC RE-CORDS OF MANATEE COUNTY,

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County

publication.

Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 $(941)\,955\text{-}5622\,/\,\mathrm{Fax:}\,(941)\,951\text{-}1469$ Email: brevnolds@lobeckrowe.com Secondary Email:

Attorneys for Plaintiff 25-01596M September 5, 12, 2025

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

Si usted es una persona minusválida

que necesita algún acomodamiento

para poder participar en este proced-

imiento, usted tiene derecho, sin tener

gastos propios, a que se le provea cierta

ayuda. Tenga la amabilidad de pon-

erse en contacto Manatee County Jury

Office, P.O. Box 25400, Bradenton,

Florida 34206, (941)741- 4062, por lo

menos 7 días antes de la cita fijada para

su comparecencia en los tribunales,

o inmediatamente después de recibir

esta notificación si el tiempo antes de la

comparecencia que se ha programado

es menos de 7 días; si usted tiene dis-

capacitación del oído o de la voz, llame

Si ou se yon moun ki enfim ki bez-

wen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa

gen okenn lajan pou w peye, gen pwovi-

zyon pou jwen kèk èd. Tanpri kontakte

Manatee County Jury Office, P.O. Box

25400, Bradenton, Florida 34206,

(941)741- 4062 nan 7 jou anvan dat ou

gen randevou pou parèt nan tribinal

la, oubyen imedyatman apre ou fin re-

sevwa konvokasyon an si lè ou gen pou

w parèt nan tribinal la mwens ke 7 jou;

si ou gen pwoblèm pou w tande oubyen

Dated this 29th day of August, 2025.

September 5, 12, 2025 25-01593M

VAN NESS LAW FIRM, PLC

1239 E. Newport Center Drive,

Deerfield Beach, Florida 33442

pale, rele 711.

Ph: (954) 571-2031 PRIMARY EMAIL:

/s/ Mark Elia

Mark C. Elia, Esq.

Bar Number: 695734

PHH20085-24/sap

Pleadings@vanlawfl.com

hearing or voice impaired, call 711.

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA GENERAL JURISDICTION DIVISION

CASE NO. 412025CA000682CAAXMA NATIONS DIRECT MORTGAGE, LLC.

Plaintiff, vs. PAMELA BLOZVICH, et al. Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated July 29, 2025, and entered in 412025CA000682CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONS DIRECT MORTGAGE, LLC is the Plaintiff and PAMELA BLOZVICH: MV REALTY PBC, LLC are the Defendant(s). Angelina Colonneso as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee. realforeclose.com, at 11:00 AM, on September 24, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3, LESS THE WEST 34 FEET, ALL OF LOT 4, BLOCK GLAZIER-GALLUP-LIST SUBDIVISION, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 109, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA.

Property Address: 1236 31ST AVE E. BRADENTON, FL 34208

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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 scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated this 29 day of August, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS,

Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: \S\Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com $24-260\overline{4}62$ - MaM September 5, 12, 2025 25-01597M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL

DIVISION CASE NO.: 2025CA0457 FREEDOM MORTGAGE CORPORATION,

Plaintiff, vs. WILLIAM E. PETERSON, et.al, Defendants.

NOTICE OF SALE IS HEREBY GIV-EN pursuant to the Summary Final Judgment of Mortgage Foreclosure entered on August 27, 2025, in Case No. 2025CA0457 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein FREEDOM MORTGAGE CORPORA-TION, is Plaintiff, and WILLIAM E. PETERSON is Defendant, the Office of Angelina "Angel" Colonneso, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose. com, beginning at 11:00 A.M. on the 1st day of October 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set

forth in said Final Judgment, to wit: LOTS 1, 2 AND 3, BLOCK 26, ONAHOM FARMS, ACCORD-ING TO THE PLAT THERE-OF, AS RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANA-

TEE COUNTY, FLORIDA. Also known as 3721 36TH AVE E, PALMETTO, FL 34221 together with all existing or quently erected or affixed buildings,

improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes. Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact 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.

By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite $100\mathrm{E}$ Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff September 5, 12, 2025 25-01607M

FIRST INSERTION

RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.

412023CA000468CAAXMA CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs.
UNKNOWN SUCCESSOR TRUSTEE OF THE DORIS L. LONG TRUST, DATED JULY

2014: UNKNOWN HEIRS OF DORIS L LONG; UNITED STATES OF AMERICA ON BEHALF OF SECRETARY OF HOUSING AND URBAN DEVELOPMENT; CHARLES JERALD **BUTTERFIELD, SR.; CHARLES** JERALD BUTTERFIELD,

JR.; RICHARD THOMAS **BUTTERFIELD; ANNETTE** ROBERTS A/K/A ANNETTE LONG; Defendants NOTICE IS HEREBY GIVEN pursu-

ant to an Order on Plaintiff's Motion to Cancel the September 25, 2024 Foreclosure Sale and Rescheduling Foreclosure Sale dated September 13, 2024, and entered in Case No. 412023CA000468CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. CARRINGTON MORTGAGE SERVICES, LLC, is Plaintiff and UN-KNOWN SUCCESSOR TRUSTEE OF THE DORIS L. LONG TRUST, DATED JULY 2014; UNKNOWN HEIRS OF DORIS L LONG; UNIT-ED STATES OF AMERICA ON BE-HALF OF SECRETARY OF HOUS-ING AND URBAN DEVELOPMENT; CHARLES IERALD BUTTERFIELD SR.; CHARLES JERALD BUTTER-FIELD, JR.; RICHARD THOMAS BUTTERFIELD; ANNETTE ROBERTS A/K/A ANNETTE LONG, are defendants. Angelina M. Colonneso, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee. realforeclose.com at 11:00 a.m., on the 1ST day of OCTOBER, 2025, the following described property as set forth in the final judgment, to wit:

LOT 27, OF DE SEAR MAN-OR, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 9, AT PAGE 5, OF THE PUBLIC RECORDS OF MANATEE

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

surplus as unclaimed.

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

Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Braden-Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 usted tiene discapacitación del oído o de la voz, llame al 711.

Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou

w tande oubyen pale, rele 711. Dated this 29th day of August, 2025. VAN NESS LAW FIRM, PLC 1239 E. Newport Center Drive, Suite 110 Deerfield Beach, Florida 33442 Ph: (954) 571-2031 PRIMARY EMAIL: Pleadings@vanlawfl.com /s/ Mark Elia Mark C. Elia, Esq. Bar Number: 695734 CR17825-23/sap September 5, 12, 2025 25-01582M

HOW TO PUBLISH YOUR LEGAL NOTICE INTHE

BUSINESS OBSERVER Notice to creditors / Notice of administration / Miscellaneous / Public Announcement - Fax, Mail or e-mail your notice to the Business Observer office in the required county for

Notice of actions / Notice of sales / DOM / Name Change/ Adoption, etc.

· When submitting a notice directly to the courthouse, please indicate your preference to publish with the Business Observer.

· On the date of the first published insertion, a preliminary proof of publication/invoice will be mailed to you for proofing and payment. An actual copy of the published notice will be

Upon completion of insertion dates, your affidavit will be delivered promptly to the appropriate court

A file copy of your delivered affidavit will be sent to you.

FIRST INSERTION

RE-NOTICE OF SALE **PURSUANT TO CHAPTER 45** IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 412024CA000729CAAXMA HSBC BANK USA, NATIONAL ASSOCIATION, AS INDENTURE TRUSTEE FOR THE REGISTERED NOTEHOLDERS OF RENAISSANCE HOME EQUITY LOAN TRUST 2006-4,

NEDDA M. PHILLIPS; UNKNOWN SPOUSE OF NEDDA M. PHILLIPS; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF ETHEL M. PHILLIPS A/K/A ETHEL J. PHILLIPS A/K/A ETHEL MAE PHILLIPS, DECEASED; CITY OF BRADENTON, FLORIDA,

Defendant(s). NOTICE OF SALE IS HEREBY GIV-EN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 24, 2025, and entered in Case No. $412024 \hbox{CA000729CAAXMA}$ of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein HSBC Bank USA, National Association, as Indenture Trustee for the registered Noteholders of Renaissance Home Equity Loan Trust 2006-4. is Plaintiff and Nedda M. Phillips. Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under or against the Estate of Ethel M. Phillips a/k/a Ethel J. Phillips a/k/a Ethel Mae Phillips, deceased, City of Bradenton, Florida, Annie Mae Brooks a/k/a Ann Brooks, Elizabeth Mitchell, Vera Mae Phillips, Harry Eugene Phillips, Herculee Phillips, Albert Phillips, Sr., Wiley Phillips, Floyd Tyrone Phillips a/k/a Tyrone Phillips, Roger Phillips, Kayin Pickney, Carol Taylor a/k/a Carol Conley, Amos B. Taylor, Sherry Joseph a/k/a Sherrl Taylor, Markita Taylor, LaTrillion Jaquan Harris, Billy Boyd a/k/a

NOTICE OF SALE

IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

Case No. 2024-CC-4171 BAYSHORE ON THE LAKE

profit corporation,

THE UNKNOWN HEIRS

GRANTEES, ASSIGNEES,

TRUSTEES OF ROSEMARY

CHENOT, DECEASED, AND ALL

CHENOT, UNKNOWN TENANT(S),

SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEBBIE

BRICKING, AND RICK CHENOT,

NOTICE IS HEREBY GIVEN pursuant

to the Final Judgment of Foreclosure

OTHER PERSONS CLAIMING

BY AND THROUGH, UNDER,

LIENORS, CREDITORS.

AGAINST THE NAMED

DEFENDANT(S), DENNIS

BENEFICIARIES, DEVISEES,

CONDOMINIUM APARTMENT

OWNERS, INC., a Florida not for

Billie Boyd, Martesha Honor, Christopher Deloach, Bernard Taylor, Michael Phillips, Billy Ray Phillips, Jessie Phillips, Glennis Latisha Peterson, Glennis Peterson, Jr. and Arthur Clay Green, Jr., are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee. realforeclose.com at 11:00 a.m. on the 29th day of October, 2025, the following described property as set forth in

said Final Judgment, to wit:

LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI-DA. Property Address:

1413 17th Street East, Bradenton, Florida 34208

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage. Any person claiming an interest in

the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated: 8/29/2025 McCabe, Weisberg & Conway, LLC By:Craig Stein Craig Stein, Esq. Fl Bar No. 0120464 McCabe, Weisberg & Conway, LLC 3222 Commerce Place, Suite A West Palm Beach, Florida, 33407 Telephone: (561) 713-1400 Email: FLpleadings@mwc-law.com File No: 24-400114 September 5, 12, 2025 25-01581M

FIRST INSERTION

dated August 29, 2025 entered in the above styled case, Case No. 2024-CC 4171 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC. is the Plaintiff THE UNKNOWN HEIRS, BENEFICIARIES. DEVISEES. GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSE-MARY CHENOT, DECEASED, AND ALL OTHER PERSONS CLAIM-ING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S) is the Defendant, that Angelina "Angel" Colonneso, the Clerk of the Circuit Court and Comptroller, will sell the following property, in MANATEE County, Florida, de-

scribed as:
UNIT 106-D, BUILDING "E", BAYSHORE-ON-THE-LAKE CONDOMINIUM APART-MENTS, Section 4, a condominium according to the Declaration of Condominium recorded in Official Records Book 954, Pages

995 through 1015, inclusive, and as per plat thereof recorded in Condominium Book 9, Pages 142 and 143, of the Public Records of Manatee County, Florida.

Property Address: 4117 Heron Way E106 Bradenton FL 34205 at public sale, to the highest and best bidder for cash, at www.manatee. realforeclose.com, 11:00 A.M. on October 7, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of Court and will be applied to the sale price at the time of final payment. Final payment must be made on or before 5:00 p.m. of the day

of the sale by cash or cashier's check. ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS. MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disabil-

ity who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 2nd day of September

2025. By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@ Association Assessment Attorneys.comAttorneys for Plaintiff September 5, 12, 2025 25-01608M

SUBSEQUENT INSERTIONS

--- ACTIONS / PUBLIC SALES / ESTATE ---

SECOND 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

SECOND 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

SECOND 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733, 702 OF THE FLORIDA PROBATE CODE WILL BE FOREV-FR 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
43512th 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

SECOND 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	

THIRD 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,

Mercedes Burress

August 29; September 5, 2025

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 original 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 petition

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the addresses on record at the clerk's office.

WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

25-01556M

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

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

Dated: 8/19/2025

Angelina Colonneso

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

FOURTH 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 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
Unit C5129	Kaleigh Ferreira
Unit C5139	Cynthia Nunez-Nixo
Unit D6029	Lee Hardy
Unit C5055	Charles Baughman
Unit C5081	Jodi Jarvis
Unit C5086	Carol De Los Santos
Unit C5092	Jami Scott
Unit B3035	Daryll Shires II
Unit B2127	Christian Milner
Unit C5099	Paul Stevens Jr

Furniture
Electronics, toys, boxes
Furniture, boxes, totes
Tools, boxes, bags, totes
Clothing, Furniture, totes
Bags, totes, toys
Furniture, boxes, bags, totes
Tools, furniture, appliances
Boxes, bags, totes
Bags

Furniture, tools

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.

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

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE

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 ac-

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 Colonneso

Manatee County Clerk

of The Circuit Court

CLERK OF THE CIRCUIT COURT

By: (SEAL) T. Leblanc

Deputy Clerk

Deputy Clerk Aug. 29; Sept. 5, 12, 19, 2025

25-01537M

SECOND INSERTION

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

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 Peti-

tioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FOUR THOUSAND HUNDREDEIGHTY-THREE DOLLARS (\$4,583.00) IN U.S. CUR-RENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter: otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206,

(941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Publish dates: August 15, 2025 and

August 22, 2025. DATED: 8/22/2025

ANGELINA COLONNESO, CLERK
OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(Seal) BY: /s/ K. Gaffney
eSigned 08/22/2025 10:45:48 AM
Deputy Clerk
Aug. 29; Sept. 5, 2025 25-01544M

SECOND 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

SECOND 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

PROBATE DIVISION File No. 2017 GA 00059 IN RE: GUARDIANSHIP OF ROBERT W. CHEEK JR. suardianship of Robert W. Che

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 LATER 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 020

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

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER CALL 941-906-9386 and select the appropriate County

and select the appropriate County name from the menu option OR E-MAIL: legal@businessobserverfl.com

> Gusiness Observer



SAVE TIME

E-mail your Legal Notice legal@businessobserverfl.com

MANATEE COUNTY

SECOND INSERTION

NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025-CP-001922 IN RE: ESTATE OF NANCY LOWDEN JONES,

Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of NANCY LOWDEN JONES, deceased, File Number 2025-CP-001922, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206; that the decedent's date of death was January 11, 2025; that the total value of the estate is miscellaneous tangible personal property of approximately \$1,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address WILLIAM W. JONES 606 Leafwing Way, Sebastian, FL 32958 PETER H. JONES 16 Grinnell Street. Irvington, NY 10533 PEARCE JONES 225 E. Lakeshore Drive. Dripping Springs, TX 78620 ANDREW JONES 246 7th Street. Bangor, ME 04401 ALL INTERESTED PERSONS ARE

NOTIFIED THAT: 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 creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims 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. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, 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.

Person Giving Notice: PETER H. JONES

16 Grinnell Street Irvington, NY 10533-1708 Attorney for Person Giving Notice: FLETCHER H. RUSH Florida Bar No. 0100586 Williams Parker Harrison Dietz & 50 Central Avenue, Eighth Floor

Sarasota, FL 34236 Telephone: 941-552-2563 Designation of Email Addresses for service:

Primary: frush@williamsparker.com Secondary: mbussiere@williamsparker.com

Aug. 29; Sept. 5, 2025 25-01561M

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-001860-AX IN RE: ESTATE OF GLENN PAUL COBURN

 $\begin{tabular}{ll} \textbf{Deceased.} \\ \textbf{TO ALL PERSONS HAVING CLAIMS} \\ \end{tabular}$ OR DEMANDS AGAINST THE ABOVE ESTATE:

You are hereby notified that an Order of Summary Administration has been entered in the estate of GLENN PAUL COBURN, deceased, File Number 2025-CP-001860-AX, by the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205; that the decedent's date of death was June 2, 2025; that the total value of the estate is less than \$75,000 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address WENDY L. DODGE 32884 State Hwy 27 Guys Mills, PA 16327 GARY J. COBURN 17620 John Brown Road Guys Mills, PA 16327 LISA E. COBURN 180 Meadville Road Titusville, PA 16354 KENT W. COBURN 33328 N Main Street

Townville, PA 16360 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration 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. NOT-WITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, 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.

Person Giving Notice: WENDY L. DODGE 32884 State Hwy 27 Guvs Mills, PA 16327 Attorney for Person Giving Notice

Neil R. Covert Attorney Florida Bar Number: 227285 Neil R. Covert, P.A. 311 Park Place Blvd., Ste. 180 Clearwater, Florida 33759 Telephone: (727) 449-8200 Fax: (727) 450-2190 E-Mail: ncovert@covertlaw.com Secondary E-Mail: service@covertlaw.com Aug. 29; Sept. 5, 2025 25-01543M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025 CP 1930 **Division Probate** IN RE: ESTATE OF ZAFAR SAMI KHAN Deceased.

The administration of the estate of Zafar Sami Khan, deceased, whose date of death was July 24, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 29, 2025.

Personal Representative: Omer Sami Khan

17132 Ranchside Place Lakewood Ranch, Florida 34211 Attorney for Personal Representative: Christopher D. Smith, Esq. Attorney for PR

Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrissmith.com 25-01553M Aug. 29; Sept. 5, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025-CP-001692AX

IN RE: ESTATE OF JAMES F. CLARK JR.

Deceased.The administration of the estate of James F. Clark, Jr., deceased, whose date of death was June 25, 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

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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

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.

Megan Sorby 3000 Williamsburg Street Sarasota, FL 34231 SHUMAKER, LOOP & KENDRICK,

Attorneys for Personal Representative Luis A. Silva, Esquire 101 E. Kennedy Blvd., Suite 2800 Tampa, Florida 33602 Telephone: (813) 229-7600 Facsimile: (813) 229-1660 Florida Bar No. 1004224 Email Addresses: lsilva@shumaker.com tmcintyre@shumaker.com

37095512v1 Aug. 29; Sept. 5, 2025 25-01555M

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY.

FLORIDA

PROBATE DIVISION

File No. 2025CP000913AX IN RE: ESTATE OF

BOBBY WAYNE BLACKWELL

(a/k/a BOBBY W. BLACKWELL),

Deceased.

The administration of the Estate of

BOBBY WAYNE BLACKWELL (a/k/a

BOBBY W. BLACKWELL), deceased,

pending in the Circuit Court of Manatee

County, Florida, Probate Division, the

address of which is 1115 Manatee Av-

enue West, Bradenton, Florida 34205.

The names and addresses of the Per-

sonal Representative and the Personal

Representative's attorney are set forth

All creditors of Decedent and other

persons having claims or demands

against Decedent's Estate on whom

a copy of this notice is required to

be served must file their claims with

this court WITHIN THE LATER OF

THREE (3) MONTHS AFTER THE

TIME OF THE FIRST PUBLICATION

OF THIS NOTICE OR THIRTY (30)

DAYS AFTER THE DATE OF SER-

VICE OF A COPY OF THIS NOTICE

other persons having claims or de-

All other creditors of Decedent and

Call **941-906-9386**

ON THEM.

whose date of death was 02/07

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No. 2025-CP-001979-AX IN RE: ESTATE OF EDWIN M. CAMPBELL, JR.,

Deceased.The administration of the Estate of ED-WIN M. CAMPBELL, JR., Deceased, whose date of death was July 2, 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

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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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 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 29, 2025.

JOAN G. CAMPBELL **Personal Representative** 6320 Venture Drive, Ste. 104

Lakewood Ranch, Florida 34202 Justin W. Najmy, Esq. Attorney for Personal Representative Florida Bar No. 1039816 Najmy Thompson P.L. 6320 Venture Drive, Lakewood Ranch, FL 34202

Telephone: 941-907-3999 jwnajmy@najmythompson.com Secondary Email:

mscott@najmythompson.comAug. 29; Sept. 5, 2025 25-01562M

mands against Decedent's Estate must

file their claims with this court WITH-

IN THREE (3) MONTHS AFTER THE

DATE OF THE FIRST PUBLICATION

ALL CLAIMS NOT FILED WITHIN

THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA

PROBATE CODE WILL BE FOREV-

NOTWITHSTANDING THE TIME

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

GAIL R. BLACKWELL,

Personal Representative

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is 08/29/2025.

/s/ Joshua P. Perez

201 Center Road

Primary Email:

Secondary Email:

Secondary Email:

JOSHUA P. PEREZ, ESQ.

Berlin Patten Ebling, PLLC

Telephone: (941) 955-9991

inerez@berlinnatten.com

tkelley@berlinpatten.com

probate@berlinpatten.com

Personal Representative

Aug. 29; Sept. 5, 2025

Attorneys for Gail R. Blackwell,

Florida Bar No. 1032209

Venice, Florida 34285

Fax: (941) 484-9992

OF THIS NOTICE.

ER BARRED.

SECOND INSERTION

/2025, 18

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP001539AX

IN RE: ESTATE OF ROBERT EDWARD BARTLEY

Deceased.The administration of the estate of ROBERT EDWARD BARTLEY, deceased, whose date of death was May 23rd, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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. The written demand must be filed with the clerk

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

NOTWITHSTANDING THE TIME 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 29th, 2025. WILLIAM WHITE BARTLEY 688 Carriage Hill Lane

Boca Raton, FL 33486 BARTLEY LAW, P.A. Attorneys for Personal Representative 370 CAMINO GARDENS BLVD. SUITE 300 BOCA RATON, FL 33432 Telephone: (561) 362-0800 Florida Bar No. 611379 Email Addresses: $rbartley @\,Bartley Law\text{-}FL.com$ Aug. 29; Sept. 5, 2025 25-01549M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number 2025 CP 001878

IN RE: ESTATE OF ANNE MARIE DEAN,

Deceased.The administration of the ESTATE OF ANNE MARIE DEAN, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must 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 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: KENNETH G. DEAN

c/o 1515 Ringling Blvd., 10th Floor Sarasota, Florida 34236 Attorney for Personal Representative: MATTHEW B. MAYPER Florida Bar No. 0956820 FERGESON SKIPPER, P.A 1515 Ringling Boulevard, 10th Floor Sarasota, Florida 34236 (941) 957-1900 mmayper@fergesonskipper.comservices@fergesonskipper.com 4910-5709-5506, v. 1

Aug. 29; Sept. 5, 2025 25-01550M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO.: 2025 CP 001994 IN RE: The Estate of: JOHN DAVID GAWRON, Deceased.

TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order

of Summary Administration has been entered int eh estate of John David Gawron, deceased, File Number 20225 CP 001994, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was June 22, 2024; that the total value of the estate is less than \$30,000.00 and that hat names and addresses of these to whom it has been assigned by such order are:

Address Connie Claire Gawron 7403 Royal Crest Drive Ellenton, Florida 34222 ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the dependent and person having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with the court

FORETH IN FLORIDA STATUES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARR3D. NOTWITH-STANDING ANY OTHER APPLI-CABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

WITHIN THE TIME PERIODS SET

The personal representative has no duty to discover whether any property held at the time of the dependent'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 date of first publication of this Notice is August 29, 2025.

Person Giving Notice: CONNIE CLAIRE GAWRON 7403 Royal Crest Drive

Ellenton, Florida 34222 Attorney for Person Giving Notice RYAN W. GAMBERT, ESQUIRE Florida Bar No.: 0035762 240 N. Washington Blvd., Ste 46 Sarasota, FL 34236 Ph: (941) 702-8444 Fx: (941) 894-1522 rwgambertlaw@gmail.com Attorney for Petitioner Aug. 29; Sept. 5, 2025 25-01563M

PUBLISH YOUR LEGAL NOTICE

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

- · We offer an online payment portal for easy credit card payment
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or email legal@businessobserverfl.com

--- TAX DEEDS ---

MANATEE COUNTY

SECOND 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Aug. 29; Sept. 5, 12, 19, 2025

the Courts.

25-01513M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-512

Tax Deed #:2025TD000127 NOTICE IS HEREBY GIVEN that 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

25-01518M

SECOND 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 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 Colonneso, Manatee County

Clerk of the Courts. Aug. 29; Sept. 5, 12, 19, 2025

25-01522M

SECOND 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 09/29/2025 at 10:00 am, by Angelina

the Courts. Aug. 29; Sept. 5, 12, 19, 2025

25-01524M

Colonneso, Manatee County Clerk of

SECOND 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) $% \left(s\right) =\left(s\right) \left(s\right$ will be sold to the highest bidder online at manatee.realforeclose.com 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

25-01529M

SECOND 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 $\operatorname{certificate}(s)$ has filed said $\operatorname{certificate}(s)$ for a tax deed to be issued thereon. The certificate number(s), vear(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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

25-01530M

SECOND 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. 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025 25-01510M

SECOND 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025 25-01521M

SECOND 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. 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

25-01526M

SECOND 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 L 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

SECOND 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025 25-01533M

OFFICIAL COURTHOUSE

WEBSITES

Done

manateeclerk.com sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

my**pinellas**clerk.gov

polkcountyclerk.net

my**orange**clerk.com

SECOND 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 POR: FM THIS POR 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. Aug. 29; Sept. 5, 12, 19, 2025

25-01515M

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-278 Tax Deed #:2025TD000111 NOTICE IS HEREBY GIVEN that 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: 2023-278 Year 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 GRAPEFUIT 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 O 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) be sold to the highest bidder online at manatee.realforeclose.com 09/29/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of Aug. 29; Sept. 5, 12, 19, 2025

the Courts.

SECOND 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 268 245), 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

Aug. 29; Sept. 5, 12, 19, 2025 25-01525M

at manatee.realforeclose.com

according to the law the property

described in such certificate(s) will

be sold to the highest bidder online

09/29/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

NOTICE OF ACTION

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

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,

CIVIL ACTION

Case No. 2025- CA-001844

Defendants. STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al. TO: CANDACE REX

and all others claiming by, through

or under BRUCE EDWARD 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

SECOND INSERTION

ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE 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 ${\rm FL}\,33907$ 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

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:

court appearance, or immediately upon

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

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



--- TAX DEEDS ---

MANATEE COUNTY

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4204 Tax Deed #:2025TD000125 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: 2023-4204 Year of Issuance 2023 Description of Property APT 383 BLDG 12 BURGUNDY CONDO UNIT ONE PI#53475.0850/8 Parcel Number 5347508508 Property Address: 103 47TH AVENUE DR W APT 383 BRADENTON, FL 34207 Names in which assessed: SUSAN A CARRION, WILLIAM CARRION 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Aug. 29; Sept. 5, 12, 19, 2025 25-01516M SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-4214 Tax Deed #:2025TD000126 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: 2023-4214 Year of Issuance 2023 Description of Property UNIT 259 BLDG 5 BURGUNDY UNIT TWO CONDO PI#53475.1575/0 Parcel ID Number 5347515750 Property Address: 4506 3RD STREET CIR W APT 259 BRADENTON, FL 34207 Names in which assessed: LAUREN GEORNARAS, LAUREN MICHELLE GEORNARAS 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 Colonneso, Manatee County Clerk of the Courts. Aug. 29; Sept. 5, 12, 19, 2025

25-01517M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-3915 Tax Deed #:2025TD000123 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: 2023-3915 Year of Issuance 2023 Description of Property UNIT 104-B IRONWOOD FIRST CONDOMINIUM PI#50964.0061/8 Parcel ID Number 5096400618 Property Address: 4200 IRONWOOD CIR APT 104B BRADENTON, FL 34209 Names in which assessed: FRANCES ANN 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025 25-01512M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2267

Tax Deed #:2025TD000110 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: 2023-2267 Year of Issuance 2023 Description of Property LOT 15 SAN MICHELE AT UNIVERSITY COMMONS PI#20408.1175/9 Parcel ID Number 2040811759 Property Address: 3720 82ND AVENUE CIR E SARASOTA, FL 34243 Names in which assessed: M & B REAL PROPERTIES LLC. M&B REAL 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Aug. 29; Sept. 5, 12, 19, 2025

the Courts.

25-01519M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3906

Tax Deed #:2025TD000122 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 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: 2023-3906 Year of Issuance 2023 Description of Property UNIT 405 PHASE I THE FAIRWAYS AT PINEBROOK CONDO PI#50963.7175/1 Parcel ID Number 5096371751 Property Address: 4480 FAIRWAYS BLVD APT 405 BRADENTON, FL 34209 Names in which assessed: JEFFREY L MCCARTY, PATRICIA A MCCARTY 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

 $Aug.\ 29;\ Sept.\ 5,\ 12,\ 19,\ 2025$ 25-01511M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4585

Tax Deed #:2025TD000144 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. 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: 2023-4585 Year of Issuance 2023 Description of Property LOT 46 LESS THE E 150 FT; SUBJ TO EASMT OVER S 20 FT AS DESC IN OR 1132 P 1059 PRMCF REVISED PLAT AIRPORT SUB PI#58928.1005/1 Parcel ID Number 5892810051 Property Address: 5601 16TH ST W UNIT B BRADENTON, FL 34207 Names in which assessed: DAVID DEMICHAEL, DEBRA MCADAM 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Aug. 29; Sept. 5, 12, 19, 2025

the Courts.

25-01527M

SECOND INSERTION

PARCEL ID

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-2211 Tax Deed #:2025TD000109 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: 2023-2211 Year of Issuance 2023 Description of Property COM AT THE SW COR OF SEC 29, TH N 00 DEG 02 MIN 52 SEC E,ALG THE W LN OF SD SEC 29, A DIST OF 2609.77 FT: TH E 659.44FT: TH S 89 DEG 56 MIN 26 SEC E, 1963.29 FT; TH N 12 DEG 42MIN 40 SEC E, 598.01 FT, TH N 11 DEG 30 MIN 30 SEC E, 328.79FT: TH N 09 DEG 12 MIN 22 SEC E, 97.06 FT FOR A POB; THCONTINUE N 09 DEG 12 MIN 22 SEC E, 307.87 FT: TH N 07 DEG 56MIN 26 SEC E, 140.00 FT; TH N 89 DEG 57 MIN 04 SEC E,1138.49 FT TO THE WLY R/W LN OF PROSPECT RD; TH S 00 DEG 02MIN 03 SEC E, ALG SD R/W LN, $\,$ 442.50 FT: TH S 89 DEG 57 MIN04 SEC W, 1207.35 FT TO THE POB; LESS THAT PART INCL IN OR2092/4889 DESC AS FOLLOWS: A PARCEL OF LAND BEING FARMS 10,11, AND PART OF FARM 9, NEW PEARCE & PEARCE VEGETABLE FARMSAS PER PLAT THEREOF REC IN PB 2 PG 15 OF THE PRMCG AND LYINGAND BEING IN SEC 29, DESC AS FOLLOWS: COM AT THE NE COR OFFARM 12, NEW PEARCE & PEARCE VEGETABLE FARMS AS PER PLATTHEREOF REC IN PB 2 PG 15, OF THE PRMCF; TH N 89 DEG 41 MIN53 SEC W. ALG THE N LN OF SD FARM 12, A DIST OF 25.00 FT TOTHE INT WITH THE W R/W/L OF PROSPECT RD FOR A POB: TH CONT N89 DEG 41 MIN 53 SEC W, ALG SD N LN OF FARM 12, A DIST OF1429.97 FT: TH N 12 DEG 42 MIN $40~{\rm SEC}$ E, A DIST OF $634.66{\rm FT}$; TH N 11 DEG 30 MIN 30 SEC E, A DIST OF 79 FT: TH N09 DEG SEC E, A DIST OF 588.52 FT; TH S 85 DEG 33MIN 37 SEC E, A DIST OF 490.60 FT: TH S 00 DEG 02 MIN 53 SECE, A DIST OF 276.68 FT ; TH N 89 DEG 57 MIN 07 SEC E, A DISTOF 34.25 FT: TH S 52 DEG 58 MIN 10 E. A DIST OF 33.17 FT; THN 89 DEG 57 MIN 07 SEC E, A DIST OF 161.40 FT; TH N 48 DEG29 MIN 46 SEC E. A DIST OF 30.21 FT; TH N 89 DEG 57 MIN 07SEC E, A DIST OF 393.67 FT TO THE INT WITH SD W R/W OFPROSPECT RD; TH S 00 DEG 07 MIN 50 SEC E, ALG SD W R/W/L, ADIST OF 1215.65 FT TO THE POR: ALSO LESS THAT PART INCLUDED IN INST#202141035613 DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF FARM 9, ACCORDING TO THE PLAT OF NEW PEARCE & PEARCE VEGETABLE FARMS AS REC IN PB 2 PG 15 PRMCF, SAME BEING A PORTION

1962400059, ACCORDING TO THE MANATEE COUNTY PROPERTY APPRAISER LYING IN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY. FL BEING MORE PARTICULARLY DESC AS FOLLOWS; COM AT THE NE COR OF TRACT A, SAME BEING THE NW COR OF 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E) BOTH ACCORDING TO THE PLAT OF COTTAGES AT BLU VISTA AS REC IN PB 50 PG 152 PRMCF, SAME ALSO BEING A PT ON THE S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059, ACCORDING TO THE MANATEE COUNTY PROPERTY APPRAISER; TH S 89 DEG 44 MIN 45 SEC E. ALG THE N LN OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), SAME BEING SD S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 (BEING THE BASIS OF BEARINGS FOR THIS LEGL DESC) FOR 10.54 FT TO THE POB; TH LEAVING SD N LN OF 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), N 28 DEG 28 MIN 16 SEC E, FOR 13.63 FT TO THE PT OF INT WITH THE W R/W LN OF SD PROSPECT RD (36TH ST E) SAME BEING THE E LN OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059; TH S 00 DEG 10 MIN 23 SEC W ALG SD W R/W LN OF PROSPECT RD (36TH ST E) SAME BEING SD E LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 FOR 12.01 FT TO THE NE COR OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E). SAME BEING THE SE COR OF SD CERTAIN PROPERTY NOW FKA PI 1962400059; TH N 89 DEG 44 MIN 45 SEC W. ALG SD N LN OF 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36 ST E), SAME BEING SD S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 FOR 6.46 FT TO THE POB: CONT 39 SQ FT OR .001 AC M/L; A PARCEL OF LAND BEING A PORTION OF FARM 9, ACCORDING TO THE PLAT OF NEW PEARCE & PEARCE VEGETABLE FARMS AS REC IN PB 2 PG 15 PRMCF, SAME BEING A PORTION OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 ACCORDING TO THE MANATEE COUNTY PROPERTY APPRAISER AND THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 PRMCF RESPECTIVELY LYING IN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC FOLLOWS: COM AT THE NE COR OF TRACT A, SAME BEING THE NW COR OF 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), BOTH ACCORDING TO THE PLAT OF COTTAGES AT BLU VISTA, AS REC IN PB 50 PG 152 PRMCF SAME ALSO BEING A PT ON THE S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 ACCORDING TO THE MANATEE COUNTY

PROPERTY APPRIASER; TH S 89 DEG 44 MIN 45 SEC E. ALG THE N LN OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), SAME BEING SD S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 (BEING THE BASIS OF BEARINGS FOR THIS LEGL DESC), FOR 17 FT TO THE NE COR OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E). SAME BEING THE SE COR OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059 SAME ALSO BEING A PT ON THE W R/W LN OF SD PROSPECT RD (36TH ST E); TH N 00 DEG 10 MIN 23 SEC E, ALG SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING THE E LN OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059 FOR 100.22 FT TO THE POB; TH LEAVING SD W $\rm R/W$ LN OF PROSPECT RD (36TH ST E). N 89 DEG 25 MIN 53 SEC W FOR 5.67FT; TH N 00 DEG 34 NUB 07 SEC E FOR 171.58 FT TO THE PT OF INT WITH THE N LN OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059, SAME BEING THE S LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 PRMCF: TH N 89 DEG 50 MIN 35 SEC W, ALG SD N LN OF THAT CERTAIN PROPERTY NO OR FKA PARCEL 1962400059, SAME BEING SD S LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 FOR 3.05 FT: TH LEAVING SD N LN OF THAT CERTAIN PROPERTY NOW OF FKA PARCEL 1962400059, SAME BEING SD S LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 N 00 DEG 14 MIN 49 SEC E, FOR 137.06 FT; TH S 89 DEG 45 MIN 11 SEC E, FOR 8.27 FT TO THE PT OF INT WITH SD W R/W LN OF PROSPECT RF (36TH ST E), SAME BEING THE E LN OF SD CERTAIN PROPERTY AS DEC IN OR BK 1285 PG 2116: TH S 00 DEG 33 MIN 09 SEC W, ALG SD W R/W LN OF PROSPECT RD (36TH ST E) SAME BEING SD E LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 FOR 137.05 FT TO THE SE COR OF SD CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 SAME BEING THE NE COR OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059; TH S 00 DEG 10 MIN 23 SEC W, CONT ALG SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING SD E LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 FOR 171.62 FT TO THE POB. CONT 1954 SQ FT OR .045 AC M/L. ; A PARCEL OF LAND BEING A PORTION OF FARM 9, ACCORDING TO THE PLAT OF NEW PEARCE & PEARCE VEGETABLE FARMS AS REC IN PB 2 PG 15 PRMCF, SAME BEING A PORTION OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 PRMCF, LYING IN SEC 29, TWN 35S, RNG 18E, MANATEE COUNTY, FL BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE NE COR

COR OF 17 FT OF ADDITIONAL R/ W FOR PROSPECT RD (36TH ST E) BOTH ACCORDING TO THE PLAT OF COTTAGES AT BLU VISTA AS REC IN PR 50 PG 152 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FL SAME ALSO BEING A PT ON THE S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 ACCORDING TO THE MANATEE COUNTY PROPERTY APPRAISER; TH S 89 DEG 44 MIN 45 SEC E, ALG THE N LN OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), SAME BEING SD S LN OF THAT CERTAIN PROPERTY NOW OR FKA PI 1962400059 (BEING THE BASIS OF BEARINGS FOR THIS LEGL DESC) FOR 17 FT TO THE NE COR OF SD 17 FT OF ADDITIONAL R/W FOR PROSPECT RD (36TH ST E), SAME BEING THE SE COR OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059, SAME ALSO BEING A PT ON THE W R/W LN OF SD PROSPECT RD (36TH ST E); TH N 00 DEG 10 MIN 23 SEC E, ALG SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING THE E LN OF SD CERTAIN PROPERTY NOW OR FKA PI 1962400059 FOR 271.84 FT TO THE NE COR OFSD CERTAIN PROPERTY NOW OF FKA PI 1962400059 SAME BEING THE SE COR OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 PRMCF: TH N 00 DEG 33 MIN 09 SEC E, CONT ALG SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING THE E LN OF SD CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 FOR 215.83 FT TO THE POB; TH LEAVING SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING SD E LN OF OR BK 1285 PG 2116 N 89 DEG 45 MIN 11 SEC W. FOR 8.69 FT; TH N 00 DEG 14 MIN 49 SEC E, FOR 143.36 FT; TH S 89 DEG 45 MIN 11 SEC E FOR 9.45 FT TO THE PT OF INT WITH SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING SD E LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116; TH S 00 DEG 33 MIN 09 ALG SD W R/W LN OF PROSPECT RD (36TH ST E), SAME BEING SD E LN OF THAT CERTAIN PROPERTY AS DESC IN OR BK 1285 PG 2116 FOR 143.36 FT TO THE POB. CONT 130 SQ FT OR .30 AC M/L. PI#19624.0005/9 Parcel ID Number 1962400059 Property Address: 7112 PROSPECT RD SARASOTA, FL 34243 Names in which assessed: MERCEDES RIPOLL, VICTOR RIPOLL 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of Aug. 29; Sept. 5, 12, 19, 2025 25-01514M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-188 Tax Deed #:2025TD000106 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 07 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. $The \quad \ certificate \quad number(s), \quad year(s)$ of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-188 Year of Issuance 2023 Description of Property LOTS 6,7 BLK 21 PLAT OF MYAKKA CITY; TOGETHER WITH THE N 1/2 OF VACATED ARCADIA AVE LYING S & ADJACENT TO ABOVE DESC PARCEL PER RESOLUTION # R-23-016 REC IN INST#202341035571 PI#l827.0000/5 Parcel ID Number 182700005 Property Address: 10380 WAUCHULA RD MYAKKA CITY, FL 34251 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

25-01509M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2680

Tax Deed #:2025TD000089 NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following $\operatorname{certificate}(s)$ 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: 2023-2680 Year of Issuance 2023 Description of Property W 1/2 OF LOT 1, BLK 15, WILLIS PLAT OF NEW MEMPHIS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 168, SEC 12, TOWNSHIP 34 S, RANGE 17 E, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#25557.1005/8 Parcel ID Number 2555710058 Property Address: 1806 3RD AVE E PALMETTO, FL 34221 Names in which assessed: COREY MITCHELL, JOSEPH MORRIS, KEIYA MITCHELL, KENDALL MITCHELL, SIMEON MORRIS 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

 $Aug.\ 29;\ Sept.\ 5,12,19,2025$ 25-01523M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2019-12049 Tax Deed #:2025TD000128 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the 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: 2019-12049 Year of Issuance 2019 Description of Property UNIT 214 RAINTREE CONDOMINIUM PI#49566.0105/0 Parcel ID Number 4956601050 Property Address: 2901 26TH ST W BRADENTON, FL 34205 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 09/29/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 29; Sept. 5, 12, 19, 2025

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4967

Tax Deed #:2025TD000148 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: 2023-4967 Year of Issuance 2023 Description of Property COM AT NW COR OF NE1/4 OF SE1/4 SEC 23 RUN E ALG N LN OF SD 40 ACRE TRACT A DIST OF 40 FT. S PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 210 FT FOR POB, S PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 100 FT. E PARALLEL WITH N LN OF SD 40 ACRE TRACT A DISTANCE OF 300 FT, N PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 100 FT, W PARALLEL WITH N LN OF SD 40 ACRE TRACT A DIST OF 300 FT TO POB P-21-S PI#65239.0000/6 Parcel ID Number 6523900006 Property Address: 6509 5TH ST W BRADENTON, FL 34207 Names in which assessed: PAUL HARDACRE, VERNICE V. HARDACRE 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 09/29/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of Aug. 29; Sept. 5, 12, 19, 2025

the Courts.

OF THAT CERTAIN PROPERTY

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.

OF TRACT A, SAME BEING THE NW

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 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. Colonneso, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described

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

SECOND 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



SECOND 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 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.

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

HENSLEY LAW OFFICES, LLC

5190 26th Street West, Suite D

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

SECOND 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 un-

known, 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 THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE 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,

CLERK OF THE CIRCUIT COURT 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

SECOND INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDACIVIL 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 Kav 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 THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE 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, 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

the Courts.

--- TAX DEEDS---

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

MANATEE COUNTY

Certificate Number: 2023-3294 Tax Deed #:2025TD000116 NOTICE IS HEREBY GIVEN that 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

FOURTH 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

09/15/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

25-01423M

at manatee.realforeclose.com

Aug. 15, 22, 29; Sept. 5, 2025

the Courts.

FOURTH 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

FOURTH 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

09/15/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

25-01407M

at manatee.realforeclose.com

 $Aug.\,15,\,22,\,29;\,Sept.\,5,\,2025$

the Courts.

FOURTH 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. certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3419 Year of Issuance 2023 Description of Property BEG 400 FTS & 20 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

FOURTH 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED

NOTICE IS HEREBY GIVEN that

Section 197.512 F.S. Certificate Number: 2023-2805 Tax Deed #:2025TD000101

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) be sold to the highest bidder online at manatee.realforeclose.com 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

Aug. 15, 22, 29; Sept. 5, 2025

FOURTH 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) be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01405M

OFFICIAL COURTHOUSE **WEBSITES**

MANATEE COUNTY manateeclerk.com

SARASOTA COUNTY

sarasotaclerk.com

CHARLOTTE COUNTY charlotteclerk.com

> LEE COUNTY leeclerk.org

COLLIER COUNTY collierclerk.com

HILLSBOROUGH

COUNTY hillsclerk.com

PASCO COUNTY pascoclerk.com

PINELLAS COUNTY mypinellasclerk.gov

POLK COUNTY

polkcountyclerk.net

ORANGE COUNTY

myorangeclerk.com

--- TAX DEEDS ---

MANATEE COUNTY

FOURTH 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01413M

FOURTH 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: DUFON, JASOL.
THOMPSON, DENNIS CHRISTOPHER 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01414M

FOURTH 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-1-1-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 Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01422M

FOURTH 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), vear(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 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 ${\it at } \quad {\it manatee.real foreclose.com}$ 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

 $Aug.\,15,\,22,\,29;\,Sept.\,5,\,2025$

25-01408M

FOURTH 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 Colonneso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025

25-01416M

FOURTH 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 $\operatorname{certificate}(s)$ 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01406M

FOURTH 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 Number 3909220505 Parcel ID 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

25-01417M

FOURTH INSERTION NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-3260 Tax Deed $\#{:}2025\mathrm{TD}000115$

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 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01418M

FOURTH 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

Aug. 15, 22, 29; Sept. 5, 2025 25-01409M

the Courts.

09/15/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

FOURTH INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

Certificate Number: 2023-1197 Tax Deed #:2025TD000102 NOTICE IS HEREBY GIVEN that 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 manatee.realforeclose.com 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

25-01419M

FOURTH 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. 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01424M

FOURTH 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 ET 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 POR: TH CONT S OO 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01403M

FOURTH 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 39DEG 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 $5.031~\mathrm{AC}$ 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 Colonneso, Manatee County Clerk of the Courts. Aug. 15, 22, 29; Sept. 5, 2025 25-01404M

FOURTH 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 Parcel ID

PI#51142.0000/8 Number 5114200008 Address: 5307 38TH Property AVÉ 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01410M

FOURTH 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. 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 $\rm MIN~44~SEC~E, 111.42~FT~TO~A~PT~ON$ 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 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025 25-01426M

FOURTH 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 09/15/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.

FOURTH INSERTION

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. 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 Colonneso, Manatee County Clerk of the Courts.

Aug. 15, 22, 29; Sept. 5, 2025