

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION	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	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 eaglepointecd.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	25-01569M
---	-----------

FIRST INSERTION
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures.com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0067 - Buckingham, Whitney; 0091 - Dougan, Kasey; 0115 - Dougan, Kasey; 0118 - Driver, Tierra; 0126 - Scott, Brea; 0147 - Williams, Melody Frazier; 0187 - Hanna, George; 0193 - Bateman, Tracy; 0348 - Butterfield, Raymond; 1006 - reid, Travion; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 4186 - Harris, Gwindolyn; 4191 - Davenport, Norma; 4219 - Whitehead, Zeria; 4236 - Rigsby, Brooke PUBLIC STORAGE # 25803, 3009 53rd Ave E, Bradenton, FL 34203, (941) 217-7078 Time: 10:45 AM Sale to be held at www.storagetreasures.com. 0475 - Watkins, Crystal; 0499 - Headley, Danielle; 0531 - wiggins, Marybeth; 0612 - Gonzalez, Luciana; 0627 - Aldeya, Evens; 0648 - Haeussler, Johann; 0706 - Gaskin, Cameron; 0804 - Saincilus, Anita; 0825 - Wilson, Logan; 0838 - Alexander, Terrika; 0849 - Yacin, Charlene; 2047 - Sawyers, Latetia PUBLIC STORAGE # 25948, 6801 Cortez Road W, Bradenton, FL 34210, (941) 217-7531 Time: 11:00 AM Sale to be held at www.storagetreasures.com. A18CC - Baker-Lebel, Alesis; A26 - Kreitzer, Heather; B03CC - Aragon, Daniel; B11CC - Farrell, Jeanne; C04 - Welsh, Margaret; C06 - Lindsay, John; C09 - carpenito, patricia; D34CC - Trail, Tony; E14 - Lindsay, John; F09CC - Farrell, Jeanne; F12CC - oneal, Alatryce; G07CC - Sable, Michael; L17CC - Pittman, Christina PUBLIC STORAGE # 27251, 920 Cortez Road W, Bradenton, FL 34207, (941) 217-7473 Time: 12:30 PM Sale to be held at www.storagetreasures.com. A019 - Groce, James; A032 - Arline, Acacia; A067 - Maxwell, Hermeana; A068 - capwell, Nikki; A075 - Helmes, Richard; C040 - crisp, Renee; C066 - green, Angel; C103 - Bowers, Christine; D016 - Dorante, Karem; D039 - Hernandez, Jose; D068 - Arguez, Angeline; E001 - Wagner, Tamara; E022 - Carelli, Floyd; F027 - Duche, Lori; F031 - Martinez, Rafael; F047 - Angell, Destinee; G036 - Mendez, Elida; H005 - Frisch, George; H032 - Cochenour, Michele; H055 - Lewis, Anthony; J040 - Jackson, Tarrance PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 0183 - Scarberry, Niocca; 0210 - camarillo, Joanna; 0222 - Foster, Michael; 0299 - Nada, Charmaine; 1057 - Foy, Yves; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2021 - Olmeda, Jose; 2062 - Carden, Timothy; 2079 - Bell, Alfred; 2179 - Torres, Michael; 2187 - Crawford, Ashley; 3160 - Gonzalez, Aminda; 3167 - Wamsley, Donald Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. September 5, 12, 2025 25-01572M

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	FIRST INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 4805 96th St E Palmetto FL 34221 Phone Number 561-288-6308 Time of Sale 9/25/25 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	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
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 calling 813-533-2950.

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	25-01570M
---	-----------

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 calling 813-533-2950.

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	25-01571M
---	-----------

FIRST INSERTION
FICTITIOUS NAME NOTICE Notice Is Hereby Given that Palmetto SS, LLC, 7979 E. Tufts Ave. #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	FIRST INSERTION
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Extra Space Storage 1930 Cortez Rd W, Bradenton, FL, 34207 941-302-9918 www.Storagetreasures.com Auction date and time: 09/25/25 @ 10:00AM Grant Griffin- Household Furniture Angie Smith- household items Juan Aponte Ortiz- personal items, boxes Renie Arcee- 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	NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1968 Mobile Home, VIN FHM-CXMF06800 and the contents therein, if any, abandoned by former tenant, Douglas B. Kirkhoff and Sheree L. Hardin 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.com September 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 within 14 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.
September 5, 2025 25-01594M

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:

RESOLUTION R-25-168
A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY 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 DEVELOPMENT 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.
September 5, 2025 25-01595M

PUBLIC SALES / ESTATE ---

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR 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.</p> <p>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 below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER</p>	<p>OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER</p>	<p>BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>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</p>	<p>FIRST INSERTION</p> <p>NOTICE OF PUBLIC SALE</p> <p>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:</p> <p>Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 09/25/25 at 9: 30 AM David Frazier- Furniture.</p> <p>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.</p> <p>September 5, 12, 2025 25-01585M</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP001224CPAXMA IN RE: ESTATE OF FREDDIE RODRIGUEZ, Deceased.</p> <p>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 Division, the address of which is NYDIA ROSA RODRIGUEZ5 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF</p>	<p>3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>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</p>	<p>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.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>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@srblawyers.com Secondary Email: Jennifer@srblawyers.com September 5, 12, 2025 25-01601M</p>	<p>FIRST INSERTION</p> <p>Notice of Meetings Fiscal Year 2025/2026 Parrish Lakes II Community Development District</p> <p>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:</p> <p>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</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 CP 001670 IN RE: JOZEF GRODZIK Deceased.</p> <p>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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME</p>	<p>OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN</p>	<p>THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>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 September 5, 12, 2025 25-01591M</p>	<p>FIRST INSERTION</p> <p>NOTICE OF MEETINGS Fiscal Year 2025/2026 Parrish Lakes II Community Development District</p> <p>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.</p> <p>There may be occasions when one or more supervisors will participate by telephone or other remote device.</p> <p>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.</p> <p>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 25-01602M</p>

FIRST INSERTION	FIRST INSERTION	FIRST INSERTION	FIRST INSERTION
<p>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.</p> <p>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 below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER</p>	<p>OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-</p>	<p>TION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 5, 2025.</p> <p>Personal Representative: 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 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 25-01605M</p>	<p>FIRST INSERTION</p> <p>NOTICE OF SELF STORAGE PUBLIC SALE Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211 941-755-7575</p> <p>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.</p> <p>Agustin Rubio E134 HHG / Personal Items</p> <p>September 5, 12, 2025 25-01586M</p>

PUBLISH YOUR LEGAL NOTICE

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

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

Call 941-906-9386

and select the appropriate County name from the menu option

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

10/2/2025, 12:25

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,

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

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

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

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

The date of first publication of this notice is 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

FIRST INSERTION

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. SCHULTDT
Deceased.

The administration of the estate of Pamela L. Schultdt, 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 attorney are set forth below.

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

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

creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.

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

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

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

The date of first publication of this notice is 9/5/25

Personal Representative:
Teresa K. Bowman
3277 Fruitville Rd., Suite D-2
Sarasota, Florida 34237
Attorney for Personal Representative:
Teresa K. Bowman, Esq.
Attorney for the
Personal Representative
Florida Bar Number: 0021453
TERESA K BOWMAN PA
3277 Fruitville Rd., Suite D-2
SARASOTA, FL 34237
Telephone: (941) 735-5200
Fax: (941) 234-0604
E-Mail: tkbowman@tkbowmanpa.com
Secondary E-Mail:
liz@tkbowmanpa.com
September 5, 12, 2025 25-01568M

FIRST INSERTION

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, deceased, 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 addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative has no

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

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

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

The date of first publication of this notice is: 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@jenhensleylaw.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-1124
Division: Probate
IN RE: ESTATE OF
MICHAEL EUGENE PERDUE
Deceased.

The administration of the estate of MICHAEL 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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
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 ANNE PATTERSON, also known as ANN PATTERSON, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.

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

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

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

The date of first publication of this notice is: 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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: jmeltzer@blalockwalters.com
Secondary E-Mail:
jschembri@blalockwalters.com
Alternate Secondary E-Mail:
mchapman@blalockwalters.com
September 5, 12, 2025 25-01600M

SAVE
TIME

Email your Legal Notice

legal@businessobserverfl.com

Deadline Wednesday at noon • Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business
Observer

LV2025-09-05-V19

--- ACTIONS / SALES ---

FIRST INSERTION		
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA 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, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION, Defendants. TO: DEBRA ANN BEATON</p> <p>The property herein described is as follows: Unit No. 2-C, TARA PLANTATION GARDENS, a Condominium, according to the Declaration of 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.</p> <p>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 PLANTATION 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.</p>	<p>This Notice shall be published once each week for two consecutive weeks in the BUSINESS OBSERVER MANATEE EDITION.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of said court at Bradenton, Manatee County, Florida on this 22nd day of August, 2025.</p> <p>Angelina “Angel” Colonnese Clerk of the Court By: (SEAL) K. Gaffney As Deputy Clerk</p> <p>Attorney for Plaintiff: Bobby L. Reynolds, Esquire Florida Bar No. 44821 The Law Offices of Lobeck & Rowe, P.A. 2033 Main Street, Suite 403 Sarasota, Florida 34237-6063 (941) 955-5622 / Fax: (941) 951-1469 Email: breynolds@lobeckrowe.com Secondary Email: enicholson@lobeckrowe.com Attorneys for Plaintiff September 5, 12, 2025 25-01596M</p>	
FIRST INSERTION		
<p>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, LLC, 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 No. 412024CA001350CAAXMA, of the Circuit Court of the Twelfth Judicial Circuit in and for MANATEE County, Florida. NATIONS DIRECT MORTGAGE, LLC, is Plaintiff and RICKY BOWDEN; KRISTEN BOWDEN, are defendants. Angelina M. Colonnese, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 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, RECORDED IN PLAT BOOK 16, PAGE 32, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County</p>	<p>Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Si usted es una persona minusválida que necesita algún acomodamiento para poder participar en este procedimiento, usted tiene derecho, sin tener gastos propios, a que se le provea cierta ayuda. Tenga la amabilidad de ponerse en contacto Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame a 711.</p> <p>Si ou se yon moun ki enfim ki bezwen akomodasyon pou w ka patisipe nan pwosedi sa, ou kalifye san ou pa gen okenn lajan pou w peye, gen pwovizyon pou jwen kèk èd. Tanpri kontakte Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062 nan 7 jou anvan dat ou gen randevou pou parèt nan tribinal la, oubyen imedyatman apre ou fin resevwa konvokasyon an si lè ou gen pou w parèt nan tribinal la mwens ke 7 jou; si ou gen pwoblèm pou w tande oubyen pale, rele 711.</p> <p>Dated this 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 PHH20085-24/sap September 5, 12, 2025 25-01593M</p>	

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 Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com , at 11:00 AM, on September 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 D, GLAZIER-GALLUP-LIST SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 2, PAGE(S) 109, OF THE PUBLIC RECORDS OF 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 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 29 day of August, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-260462 - MaM September 5, 12, 2025 25-01597M	
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, Plaintiff, vs. 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 GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated June 24, 2025, and entered in Case No. 412024CA000729CAAXMA 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 Sherri Taylor, Markita Taylor, LaTrillion Jaquan Harris, Billy Boyd a/k/a	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, FLORIDA. 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		
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 GIVEN 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 CORPORATION, is Plaintiff, and WILLIAM E. PETERSON is Defendant, the Office of Angelina "Angel" Colonnese, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose.com , beginning at 11:00 A.M. on the 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, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 6, PAGE 81, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.	TEE COUNTY, FLORIDA. Also known as 3721 36TH AVE E, PALMETTO, FL 34221 together with all existing or subsequently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim 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 100E 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 pursuant 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 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, are defendants. Angelina M. Colonnese, Clerk of the Circuit Court for MANATEE County, Florida will sell to the highest and best bidder for cash via the Internet at www.manatee.realforeclose.com at 11:00 a.m., on the 1ST day of OCTOBER, 2025, the following described property as set forth in the final judgment, to wit: LOT 27, OF DE SEAR MANOR, ACCORDING TO THE PLAT THEREOF, AS RECORDED 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, Bradenton, Florida 34206, (941)741- 4062, por lo menos 7 días antes de la cita fijada para su comparecencia en los tribunales, o inmediatamente después de recibir esta notificación si el tiempo antes de la comparecencia que se ha programado es menos de 7 días; si usted tiene discapacidad del oído o de la voz, llame a 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
IN THE
BUSINESS OBSERVER

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

Business
Observer

1/4x3/1

FIRST INSERTION		
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 CONDOMINIUM APARTMENT OWNERS, INC., a Florida not for profit corporation, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF ROSEMARY CHENOT, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S), DENNIS CHENOT, UNKNOWN TENANT(S), SECRETARY OF HOUSING AND URBAN DEVELOPMENT, DEBBIE BRICKING, AND RICK CHENOT, Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure	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 ROSEMARY CHENOT, DECEASED, AND ALL OTHER PERSONS CLAIMING BY AND THROUGH, UNDER, AGAINST THE NAMED DEFENDANT(S) is the Defendant, that Angelina “Angel” Colonnese, the Clerk of the Circuit Court and Comp-troller, will sell the following property, in MANATEE County, Florida, described as: UNIT 106-D, BUILDING “E”, BAYSHORE-ON-THE-LAKE CONDOMINIUM APARTMENTS, 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 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

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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

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
Mercedes Burress	3230	466.1
August 29; September 5, 2025		25-01556M

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,
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.
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 Colonnese
Manatee County Clerk of The Circuit Court
CLERK OF THE CIRCUIT COURT (SEAL) By: C. Hoatland
Deputy Clerk
Aug. 22, 29; Sept. 5, 12, 2025 25-01507M

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Clerk Case No.: 2025 CA 001813 AX
Agency Case No.: 2025-013800
IN RE: FORFEITURE OF: FOUR THOUSAND FIVE HUNDRED EIGHTY-THREE DOLLARS (\$4,583.00) IN U.S. CURRENCY
TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:
YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida: FOUR THOUSAND FIVE HUNDREDEIGHTY-THREE DOLLARS (\$4,583.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.
In and for Manatee County:

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.
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

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	Furniture, tools
Unit C5129	Kaleigh Ferreira	Furniture
Unit C5139	Cynthia Nunez-Nixon	Electronics, toys, boxes
Unit D6029	Lee Hardy	Furniture, boxes, totes
Unit C5055	Charles Baughman	Tools, boxes, bags, totes
Unit C5081	Jodi Jarvis	Clothing, Furniture, totes
Unit C5086	Carol De Los Santos	Bags, totes, toys
Unit C5092	Jami Scott	Furniture, boxes, bags, totes
Unit B3035	Daryll Shires II	Tools,furniture, appliances
Unit B2127	Christian Milner	Boxes, bags, totes
Unit C5099	Paul Stevens Jr	Bags

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
Please contact the property with any questions. (941)263-7814
Aug. 29; Sept. 5, 2025 25-01536M

SECOND INSERTION

NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT)
IN THE CIRCUIT COURT OF THE TWELVTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025DR000498
SAOLAINÉ MARSEILLES
Petitioner, and EMMANUEL FRANCOIS
Respondent,
TO: EMMANUEL FRANCOIS
901 WESTWINDS DR HAINES CITY FLORIDA 33837
YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANDREA BATEMAN, ATTORNEY FOR SO-LAINE MARSEILLES whose address is PO BOX 104 WINTERPARK, FLORIDA 32790 on or before 09/09/2025, and file the original with the clerk of this Court at P.O. Box 25400 Bradenton, FL 34206 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided: NONE
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.

You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915). Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: AUGUST 20 2025
Angelina Colonnese
Manatee County Clerk of The Circuit Court
CLERK OF THE CIRCUIT COURT By: (SEAL) T. Leblanc
Deputy Clerk
Aug. 29; Sept. 5, 12, 19, 2025 25-01537M

(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 25-01564M

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
IN RE: GUARDIANSHIP OF ROBERT W. CHEEK JR.

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

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

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

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

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

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

HOW TO PUBLISH YOUR LEGAL NOTICE
IN THE BUSINESS OBSERVER

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

Business
Observer

IV00239



SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

IV01068

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 on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
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 ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-512 Year of Issuance 2023 Description of Property LOT 206 RIVER PLANTATION PHASE 1 PI#5054.4030/9 Parcel ID Number 505440309 Property Address: 12603 20TH ST E PARRISH, FL 34219 Names in which assessed: JACQUELINE DORELIEEN, 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 Colonnese, 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 DR PALMETTO, FL 34221 Names in which assessed: NATALY NUSBAUMER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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 on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01524M

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) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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 certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4805 Year of Issuance 2023 Description of Property UNIT 21A, THE VILLAS AT WILD OAK BAY I, II AND III, PI#61473.1045/9 Parcel ID Number 6147310459 Property Address: 6310 SUN EAGLE LN BRADENTON, FL 34210 Names in which assessed: EVELYN S MINK, TRUST AGREEMENT DTD 10/3/2000 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1930 Year of Issuance 2023 Description of Property UNIT 111 BLK Q WESTWINDS VILLAGE PI#17343.1870/0 Parcel ID Number 1734318700 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: PHILIP PRUCEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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 Colonnese, 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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4584 Year of Issuance 2023 Description of Property LOT 36 REVISED PLAT AIRPORT SUB PI#58916.0000/8 Parcel ID Number 5891600008 Property Address: 5606 16TH ST W BRADENTON, FL 34207 Names in which assessed: LAZARO FERNANDEZ, MELANIE FERNANDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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 H DAVID, ERIN E TRACHT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01528M

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 on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01533M

OFFICIAL
COURTHOUSE
WEBSITES

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

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 POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91; LESS THE E 70 FT THEREOF, ALSO LESS LAND DESC IN DB 381 PG 267 PI#4366.0010/9 Parcel ID Number 436600109 Property Address: 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES M SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, 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 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: 2023-278 Year of Issuance 2023 Description of Property PARCEL 5: A PORTION OF TRACTS 39 & 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF REC IN PB 2 PG 37 PRMCF LYING AND BEING IN SEC 10, TWN 35S, RNG 20E, MANATEE COUNTY, FL AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF TRACT 40 OF SD WATERBURY 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#20204116232) PI #3125.0095/9 Parcel ID Number 312500959 Property Address: 4625 241ST ST E MYAKKA CITY, FL 34251 Names in which assessed: PIONEER GREEN FARMS INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01520M

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 P 245), LESS OR 1852/4140 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF NE1/4 OF SEC 14, TWN 35S, RNG 17E, BEING DESC AS FOLLOWS: COM AT SE COR OF SD NE1/4; TH N 89 DEG 35 MIN 40 SEC W, ALG S LN OF SD NE1/4, A DIST OF 318.35 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 30.0 FT TO INTERSECTION WITH N DEEDED R/W LN OF 57TH AVE AND POB; TH N 89 DEG 35 MIN 40 SEC W, ALG SD N DEEDED R/W LN, A DIST OF 80.0 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 1.0 FT; TH S 89 DEG 35 MIN 40 SEC E, A DIST OF 63.70 FT; TH N 45 DEG 28 MIN 00 SEC E, A DIST OF 23.04 FT TO INTERSECTION WITH W R/W LN OF SECOND ST; TH S 00 DEG 26 MIN 49 SEC W, ALG SD W R/W LN, A DIST OF 17.28 FT TO POB PI#58733.0000/7 Parcel ID Number 5873300007 Property Address: 205 57TH AVE W BRADENTON, FL 34207 Names in which assessed: BEATRIZ REYNA, JOSE MORAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 29; Sept. 5, 12, 19, 2025
25-01525M

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

ESTATES, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, INCLUDING MOBILE HOME LOCATED THEREON.
Parcel ID: 6369900003
Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”).
has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court’s scheduled default date of 10/6/2025 on Bradley W. Butcher, Plaintiff’s attorney, whose address is The Dorcey Law Firm, PLC, 13515 Bell Tower Drive, Second Floor, Fort Myers, FL 33907 and file the original with this Court either before service on Plaintiff’s attorney, or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled

court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.
Dated this 25TH day of AUGUST, 2025.

CLERK OF THE CIRCUIT COURT (SEAL)
ANGELINA “ANGEL” 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
25-01559M

PUBLISH
YOUR
LEGAL NOTICE

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

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

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

--- TAX DEEDS ---

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 Colonnese, 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: DENNIS DUFON, JASON CHRISTOPHER THOMPSON, JASON THOMPSON, KRISTINA THOMPSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01414M

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-I-N PI#45389.0000/4 Parcel ID Number 4538900004 Property Address: 1409 10TH AVE E BRADENTON, FL 34208 Names in which assessed: ESTATE OF HARRIET ELIZABETH RILEY, ESTATE OF MARILYN LOUISE BELL, KEVIN BELL, KEVIN PALMER, PAULETTE TERRELL, RENIKA RILEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01422M

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), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3332 Year of Issuance 2023 Description of Property LOT 9, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LOT 10, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#40878.0030/9 Parcel ID Number 4087800309 Property Address: 21ST ST W BRADENTON, FL 34205 Names in which assessed: 1310 21ST W ST LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01408M

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 Colonnese, 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 certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1666 Year of Issuance 2023 Description of Property THE N 2 AC OF E1/2 OF LOT 23, BLK 3 ELWOOD PARK, BLOCK 3 OF NEW HOME DEVELOPMENT COMPANY'S COMBINATION LANDS, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 9, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. ALSO KNOWN AS: THE NORTH TWO ACRES OF THE E 1/2 OF LOT 23, BLK 3, ELWOOD PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PI#15269.0000/4 Parcel ID Number 1526900004 Property Address: 3208 45TH ST E BRADENTON, FL 34208 Names in which assessed: JERONIMO RAMIREZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, 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 Parcel ID Number 3909220505 Property Address: 1823 76TH ST W BRADENTON, FL 34209 Names in which assessed: AMANDA CONNER, STEVEN CONNER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01417M

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

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 on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01409M

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

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

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 FT TO THE PT OF INT OF THE S R/W LN OF 63RD AVE E AND THE E R/W LN OF 33RD ST E, AS DESC IN OR 715 PG 147, OR PRMCF, TH CONT S 00 DEG 11 MN 14 SEC E, ALG SD E R/W LN, A DIST OF 600.00 FT FOR A POB; TH CONT S 00 DEG 11 MIN 14 SEC E, ALG SD E R/W LN, A DIST OF 225.00 FT; TH S 89 DEG 34 MIN 28 SEC E, 470.00 FT; TH N 00 DEG 11 MIN 14 SEC W, 225.00 FT; TH N 89 DEG 34 MIN 28 SEC W, 470.00 FT TO THE POB, (OR 2275/180), PI#18702.0025/9 Parcel ID Number 1870200259 Property Address: 6341 33RD ST E SARASOTA, FL 34243 Names in which assessed: ROADKILL AUTO INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, 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 39 DEG 12 MIN 00 SEC E 937.92 FT; TH S 10 DEG 49 MIN 30 SEC E 310.86 FT; TH N 89 DEG 34 MIN 48 SEC E 685.30 FT TO C/L OF MYAKKA RIVER; TH N 27 DEG 21 MIN 40 SEC W ALG C/L OF MYAKKA RIVER 243.52 FT; TH S 89 DEG 34 MIN 43 SEC W 470.08 FT; TH N 39 DEG 12 MIN 00 SEC W 1107.89 FT TO SLY LN OF SINGLETARY RD; TH S 50 DEG 48 MIN 00 SEC W ALG SLY LN OF SINGLETARY RD 70 FT TO POB. CONTAINING 5.031 AC AS DESC IN OR 1101 P 3522 PRMCF PI#1939.1060/1 Parcel ID Number 193910601 Property Address: 36424 SINGLETARY RD MYAKKA CITY, FL 34251 Names in which assessed: PEGGY A KING, PEGGY ANNE KING All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01404M

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 PI#51142.0000/8 Parcel ID Number 5114200008 Property Address: 5307 38TH AVE W BRADENTON, FL 34209 Names in which assessed: RICHARD ROBINSON TRUST NO 530734209 DTD 3/1/2009 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01410M

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. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3681 Year of Issuance 2023 Description of Property PARCEL 1: LOTS 41, 42, 43, AND THE SOUTH 4 FEET OF LOT 44, LAUREL PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 5, PAGE 26, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL 2: LOT 53, LESS THE E 2 FT THEREOF, GREGORY ESTATES, AS PER PLAT THEREOF RECORDED IN DEED BOOK 276, PAGE 269, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL 3: BEG AT THE NE COR OF LOT 30; TH S 54 DEG 51 MIN W, ALG THE NLY LN OF SD LOT 30 A DIST OF 8.82 FT; TH S 38 DEG 26 MIN 44 SEC E, 111.42 FT TO A PT ON THE SLY LN OF SD LOT 30, SD PT LY 10 FT WLY FROM THE SE COR OF SD LOT 30; TH NELY, ALG THE NLY LN OF 8TH ST CT E, BEING A CURVE CONCAVE TO NW HAVING A RADIUS OF 364.85 FT & DELTA ANGLE OF 21 DEG 12 MIN 01 SEC, TH ALG SD CURVE 135 FT; TH N 70 DEG 30 MIN 04 SEC W, 115.14 FT TO A PT ON THE REAR LOT LN OF LOT 28, TH S 24 DEG 57 MIN 30 SEC W, ALG SD REAR LINE 25 FT TO THE NE COR OF LOT 29; TH S 54 DEG 51 MIN W, 49.0 FT TO THE POB BLK C HAZELHURST PI#47980.0031/3 Parcel ID Number 4798000313 Property Address: 4316 8TH STREET CT E BRADENTON, FL 34208 Names in which assessed: JAY RAY CAPITAL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, 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 on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01411M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.
Certificate Number: 2023-642 Tax Deed #:2025TD000100
NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-642 Year of Issuance 2023 Description of Property UNIT 703 OF GATEWOOD CORPORATE CENTER COMMERCIAL CONDO, A CONDO, ACCORDING TO THE DEC OF CONDO RECORDED IN OFFICIAL RECORDS BOOK 2791, PAGE 361, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH AN UNDIVIDED INTEREST IN AND TO THE COMMON ELEMENTS AND ANY AND ALL APPURTENANCES THEREOF. TOGETHER WITH NON-EXCLUSIVE EASEMENTS AS SET FORTH AND CONTAINED IN THAT CERT DEC OF COVENANTS, CONDITIONS AND RESTRICTIONS FOR GATEWOOD CORPORATE CETNER RECORDED MAY 10, 2018 IN OFFICIAL RECORDS BOOK 2727, PAGE 3634 AND SECOND AMENDMENT TO DEC OF COVENANTS, CONDITION AND RESTRICTIONS FOR GATEWOOD CORPORATE CENTER RECORDED JUNE 12, 2018 IN OFFICIAL RECORDS BOOK 2732, PAGE 6606, ALL OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, OVER, UNDER AND ACROSS THE LANDS DESCRIBED THEREIN. PI #5678.1415/9 Parcel ID Number 567814159 Property Address: 3025 LAKEWOOD RANCH BLVD UNIT 103 BRADENTON, FL 34211 Names in which assessed: FIRST OPTION HOLDINGS LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/15/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.
Aug. 15, 22, 29; Sept. 5, 2025
25-01412M