

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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 Lakewood Ranch Play Cafe located at 1845 Lakewood Ranch Blvd in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
Chelsi Thompson	
September 12, 2025	25-01638M

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on 09/26/25 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 BARR mobile home bearing the vehicle identification numbers 33A1WS0218X and 33A1W-S0218U, and all personal items located inside the mobile home. Last Tenant: Herbert L. Bauer Jr. and Gertrude L. Bauer. Sale to be held at: Chateau Village, 612 53rd Avenue W, Bradenton, Florida 34207, (941) 755-1995.	
September 12, 19, 2025	25-01645M

FIRST INSERTION	
NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT	

A public hearing will be conducted by the Board of Supervisors of the Villages of Glen Creek Community Development District on October 14, 2025, at 6:30 p.m. at the Springhill Suites located at 102 12th Street West, Bradenton, Florida.

In accord with Chapter 190, Florida Statutes, the Villages of Glen Creek Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on September 19, 2025.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE:	October 14, 2025
TIME:	6:30 p.m.
*PLACE:	Springhill Suites 102 12th Street West Bradenton, Florida

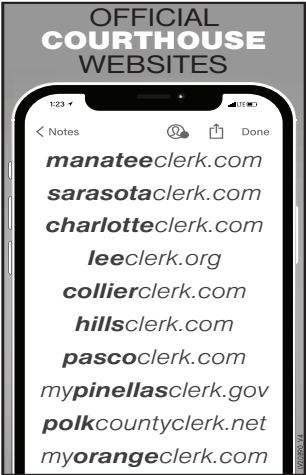
A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, and received within twenty-one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, via email at Heather@hikai.com or by calling (813) 565-4663.

Villages of Glen Creek Community Development District Heather Dilley, District Manager September 12, 2025	25-01646M
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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 Market Lead IQ located at 9035 Royal River Circle in the City of Parrish, Manatee County, FL 34219 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
Kelly Noel	
September 12, 2025	25-01639M

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 Advanced Fire Protections located at 5103 Lena Rd #104 in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 9th day of September, 2025.	
Paul Michael Falco	
September 12, 2025	25-01640M

FIRST INSERTION	
NOTICE OF RULEMAKING FOR THE RULES OF PROCEDURE OF THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT	

A public hearing will be conducted by the Board of Supervisors of the Villages of Glen Creek Community Development District on October 14, 2025, at 6:30 p.m. at the Springhill Suites located at 102 12th Street West, Bradenton, Florida.

In accord with Chapter 190, Florida Statutes, the Villages of Glen Creek Community Development District ("the District") hereby gives public notice of its intent to adopt its proposed Rules of Procedure.

The purpose and effect of the Rules of Procedure is to provide for efficient and effective District operations. Prior notice of rule development was published in the Business Observer on September 19, 2025.

The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as the general operation of the District.

Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 190.011(5), 190.011(15) and 190.035, Florida Statutes. The specific laws implemented in the Rules of Procedure include, but are not limited to, Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.

Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

If requested within twenty-one (21) days of the date of this notice, a hearing will be held at the time, date and place shown below (if not requested this hearing may not be held):

DATE:	October 14, 2025
TIME:	6:30 p.m.
*PLACE:	Springhill Suites 102 12th Street West Bradenton, Florida

A request for a public hearing on the District's intent to adopt its proposed Rules of Procedure must be made in writing to the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, and received within twenty-one (21) days after the date of this Notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered at a public hearing held in response to a request for such a public hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon which such appeal is to be based. At the hearing, one or more Supervisors may participate in the public hearing by telephone.

Pursuant to the Americans with Disability Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 565-4663 at least two calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, for aid in contacting the District Office.

A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, via email at Heather@hikai.com or by calling (813) 565-4663.

Villages of Glen Creek Community Development District Heather Dilley, District Manager September 12, 2025	25-01646M
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FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of GEORGE W. ZUK, JR., will, on September 25, 2025, at 10:30 a.m., at 4918 14th Street West, Lot #E10, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
1965 TAMP MOBILE HOME, VIN: 4510CK2331, TITLE NO.: 0001879789 and all other personal property located therein	
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#10108-2718)	
September 12, 19, 2025	25-01641M

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 Landscaping byTom located at 7210 Manatee Ave W #1102 in the City of Bradenton, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 8th day of September, 2025.	
Thomas Gilbert	
September 12, 2025	25-01632M

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
The following personal property of WILLIAM MARSHALL DEILKE, will, on September 25, 2025, at 10:00 a.m., at 4918 14th Street West, Lot #A16, Bradenton, Manatee County, Florida 34207; be sold for cash to satisfy storage fees in accordance with Florida Statutes, Section 715.109:	
1972 BUDD MOBILE HOME, VIN: BF3480F, TITLE NO.: 0005325938 and all other personal property located therein	
PREPARED BY: J. Matthew Bobo Lutz, Bobo & Telfair, P.A. 2 North Tamiami Trail, Suite 500 Sarasota, Florida 34236 (PO#10108-2719)	
September 12, 19, 2025	25-01642M

FIRST INSERTION	
NOTICE OF BOARD MEETING	
WATERS EDGE COMMUNITY DEVELOPMENT DISTRICT	

Notice is hereby given that the Board of Supervisors ("Board") of the Waters Edge Community Development District ("District") will hold a Board of Supervisor meeting on **September 25, 2025, at 6:00 PM** at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219.

The meetings are 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 these meetings 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 <https://www.wecd.org>. These meetings 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 jgreenwood@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.

Jason Greenwood, District Manager Governmental Management Services – Tampa, LLC	
September 12, 2025	25-01611M

FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
EAGLE POINTE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026	

The Board of Supervisors of the EAGLE POINTE Community Development District will hold their regular meetings for the **Fiscal Year 2025-2026 at the Eagle Pointe Clubhouse, 11450 Moonsail Drive, Parrish, FL 34219 at 5:00 p.m.** on the 1st Thursday of each month unless otherwise indicated as follows:

October 2, 2025
November 6, 2025
December 4, 2025
January 8, 2026* (2nd Thursday)
February 5, 2026
March 5, 2026
April 2, 2026
May 7, 2026
June 4, 2026
July 2, 2026
August 6, 2026

The meetings are open to the public and will be conducted in accordance with the provisions 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 Governmental Management Services – Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by 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) 334-4844 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.

Richard McGrath District Manager September 12, 2025	25-01628M
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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 Blue Coast Publishing located at 589 Bayshore Drive in the City of Ellenton, Manatee County, FL 34222 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 3rd day of September, 2025.	
Maria Bermudez	
September 12, 2025	25-01609M

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 Homes Buy Julee located at 1402 67th St W in the City of Bradenton, Manatee County, FL 43209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 3rd day of September, 2025.	
Julee LePera	
September 12, 2025	25-01610M

FIRST INSERTION	
REQUEST FOR PROPOSAL	
ROAD PAVING REPAIRS	
GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT	
Bradenton, Florida	

Notice is hereby given that the **Greyhawk Landing Community Development District** (the "District") will accept proposals from qualified firms interested in providing Road Paving Repairs for the District as described below and in the project scope attached hereto as Exhibit "A."

The Request for Proposal Package which includes the Project scope of work will be available beginning on **October 2, 2025 at 9:00 a.m.** In order to obtain the documents please submit a request via email to monolan@rizzetta.com.

The District is a community development district established under Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the project scope and meet the following qualifications: (i) fully licensed and insured, (ii) five (5) plus years minimum continuous operation (iii) experience with at least three (3) other communities of a similar nature, size and amenity level to the Greyhawk Landing community, with verifiable references, and (iv) Proposer must be in good financial standing with no history of bankruptcy or financial reorganization, In addition, Proposer will be encouraged to have made a site visit prior to submitting the proposal and will be responsible for their own evaluation of the road system.

Entities desiring to submit proposals for this project must submit one (1) original hard copy and one (1) electronic copy via CD or flash drive of the required proposal no later than Friday, **November 7, 2025, at 2:00 p.m.** at the offices of Matt O’Nolan, District Manager, Greyhawk Landing Community Development District, 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578. Proposals shall be submitted in a sealed package, shall bear the name of the Proposer on the outside of the package and shall clearly identify the project. Proposals may be delivered using FedEx, UPS or other similar carrier or hand-delivered. An electronic copy should be submitted as well to monolan@rizzetta.com. Any proposal not completed as specified or missing the required proposal documents may be disqualified at the District's sole and absolute discretion. Proposals will be reviewed and then a final decision made by the District Board of Supervisors at a duly noticed public meeting on **November 20, 2025, at 6:00 p.m.**

The District has the right to reject any and all proposals in its sole and absolute discretion, whether or not reasonable, either with or without cause, and waive any technical errors, informalities or irregularities if it determines in its discretion it is in the best interest to do so. The District may further postpone the award of the contract, to elect not to proceed with the subject award process and to accept a proposal or portion of a proposal, which in its judgment best serves the District. Any and all questions relative to this project shall be directed in writing, by e-mail only, to Matt O’Nolan at monolan@rizzetta.com. Questions received after **12:00 p.m. on October 17, 2025**, will not be answered.

September 12, 2025	25-01634M
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FIRST INSERTION	
BOARD OF SUPERVISORS MEETING DATES	
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT	
FISCAL YEAR 2025-2026 WORKSHOP SCHEDULE	

The Board of Supervisors of the University Place Community Development District will hold Workshop meetings for Fiscal Year 2025-2026 in person located in the Community Room located at 7805 Charleston Street, Bradenton, Florida at 4:30 p.m. unless otherwise indicated as follows:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026 (Budget Workshop)
April 8, 2026
May 13, 2026
June 10, 2026
July 8, 2026
August 12, 2026
September 9, 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 3434 Colwell Ave, #200, Tampa, Florida 33614 or by calling (813) 933-5571.

There may be occasions when one or more Supervisors or staff will participate by 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) 933-5571 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.

Lynn Hayes District Manager September 12, 2025	25-01627M
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--- PUBLIC SALES / ESTATE ---	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2041 IN RE: ESTATE OF MARTHA A. NAPOLEON, also known as MARTHA ANNE NAPOLEON, Deceased.</p> <p>An Order of Summary Administration has been entered in the estate of MARTHA A. NAPOLEON, deceased, whose date of death was October 29, 2024, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL. 34205. The name of the Petitioner and his attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, on whom a copy of this notice is served must file their claims with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF</p>	<p>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, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.</p> <p>The date of the first publication of this Notice is: September 12, 2025.</p> <p>EDWARD P. NAPOLEON, Petitioner 251 Moline Street Brooksville, FL. 34601 DAVID C. SASSER, Attorney DAVID C. SASSER, P.A. P. O. Box 10510 Brooksville, FL 34603 Telephone: (352) 345-4003 FLORIDA BAR NO. 297720 Email: dcs@davidsasserpa.com September 12, 19, 2025 25-01644M</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2088 IN RE: ESTATE OF WILLIAM R. KUEDERLE, Deceased.</p> <p>The administration of the estate of WILLIAM R. KUEDERLE, deceased, whose date of death was August 11, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, Florida 34206.</p> <p>The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>	<p>The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is: September 12, 2025.</p> <p>Patricia Ann Dietrich Personal Representative 19780 118th Trail South Boca Raton, FL 33498 Andrew L. Clark Attorney for Personal Representative Florida Bar No. 1033240 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: aclark@barneswalker.com Secondary Email: mcarmichael@barneswalker.com September 12, 19, 2025 25-01643M</p>
FIRST INSERTION	FIRST INSERTION
<p>NOTICE OF RULE DEVELOPMENT BY THE VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT</p> <p>In accord with Chapters 120 and 190, Florida Statutes, the Villages of Glen Creek Community Development District ("District") hereby gives notice of its intention to develop Rules of Procedure to govern the operations of the District.</p> <p>The Rules of Procedure address such areas as the Board of Supervisors, officers and voting, district offices, public information and inspection of records, policies, public meetings, hearings and workshops, rulemaking proceedings and competitive purchase including procedure under the Consultants Competitive Negotiation Act, procedure regarding auditor selection, purchase of insurance, pre-qualification, construction contracts, goods, supplies and materials, maintenance services, contractual services and protests with respect to proceedings, as well as any other area of the general operation of the District.</p> <p>The purpose and effect of the Rules of Procedure are to provide for efficient and effective District operations.</p> <p>Specific legal authority for the adoption of the proposed Rules of Procedure includes Sections 120.53, 120.53(1)(a), 120.54, 120.57, 120.57(3), 190.001, 190.005, 190.011(5), 190.011(15), 190.033 and 190.035, Florida Statutes. The specific laws implemented in the proposed Rules of Procedure include, but are not limited to, Sections 112.08, 112.3143, 119.07, 120.53, 120.53(1)(a), 120.54, 120.57(3), 190.006, 190.007, 190.008, 190.011(3), 190.011(5), 190.011(11), 190.033, 190.033(3), 190.035(2), 218.391, 255.0525, 255.20, 286.0105, 286.0114, 287.017, and 287.055, Florida Statutes.</p> <p>A copy of the proposed Rules of Procedure may be obtained by contacting the District Manager at Kai Connected, LLC, 2502 N. Rocky Pointe Drive, Suite 1000, Tampa, Florida 33607, via email at Heather@hikai.com, or by calling (813) 565-4663.</p> <p>Villages of Glen Creek Community Development District Heather Dilley, District Manager September 12, 2025 25-01647M</p>	

Q&A

Are there different types of legal notices?

Simply put, there are two basic types - Warning Notices and Accountability Notices.

Warning notices inform you when government, or a private party authorized by the government, is about to do something that may affect your life, liberty or pursuit of happiness. Warning notices typically are published more than once over a certain period.

Accountability notices are designed to make sure citizens know details about their government. These notices generally are published one time, and are archived for everyone to see. Accountability is key to efficiency in government.

Are internet-only legal notices sufficient?

No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice.

Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.



WE WANT ANSWERS



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

11/20/06 6:13:20

To publish your legal notice email:
legal@businessobserverfl.com

VIEW NOTICES ONLINE AT
Legals.BusinessObserverFL.com

11/18/25 2:02:27

-- ESTATE --	
FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File Number: 2025CP001225CPA IN RE: ESTATE OF CAROL ANN WILLIAMS, Deceased.</p> <p>The administration of the Estate of Carol Ann Williams, Deceased, whose date of death was November 18, 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 for said Estate and the Attorney for said Personal Representative are respectively set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against the Decedent's Estate upon whom a copy of this Notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against the 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. 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 Florida Statutes Sections 732.216 - 732.228 applies, or may apply, unless a written demand is made by a creditor as specified under Florida Statutes Section 732.2211.</p> <p>The date of first publication of this Notice is September 12, 2025.</p> <p>Personal Representative: ANNE MARIE MAROTTA-ENGEL 7355 RIDGE VIEW DRIVE LANCASTER, CA 93536 MICHAEL ANTHONY MAROTTA 425 WOODGATE STREET LANCASTER, CA 93536 Attorney for Personal Representative: BARRY A. DIAMOND, #471770 LAW OFFICES OF BARRY A. DIAMOND, P.A. Coral Springs Professional Campus 5541 N. University Drive, Suite 103 Coral Springs, Florida 33067 Telephone: (954) 752-5000 September 12, 19, 2025 25-01612M</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1890 Division AX IN RE: ESTATE OF OLIVER STEPHEN ROTH, a/k/a STEPHEN ROTH Deceased.</p> <p>The administration of the estate of OLIVER STEPHEN ROTH, also known as STEPHEN ROTH, deceased, whose date of death was June 7, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1817 IN RE: ESTATE OF ROBERT PHILIP MARTIN, Deceased.</p> <p>The administration of the estate of ROBERT PHILIP MARTIN, deceased, whose date of death was February 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the curator and the curator's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>A Personal Representative or cura-</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1735 Division PROBATE IN RE: ESTATE OF JOHN ALBERT BLAIR, A/K/A JOHN A. BLAIR Deceased.</p> <p>The administration of the Estate of JOHN ALBERT BLAIR, a/k/a JOHN A. BLAIR, deceased, whose date of death was July 24, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002042 IN RE: ESTATE OF LEONARD ALLEN HARDIE, JR. A/K/A LEONARD A. HARDIE A/K/A LEONARD ALLEN HARDIE, DECEASED.</p> <p>The administration of the estate of LEONARD ALLEN HARDIE, JR. A/K/A LEONARD A. HARDIE A/K/A LEONARD ALLEN HARDIE, deceased, whose date of death was May 8, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</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 has been served must file their claims with this court WITHIN THE DATE OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF</p>

FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-1735 Division PROBATE IN RE: ESTATE OF JOHN ALBERT BLAIR, A/K/A JOHN A. BLAIR Deceased.</p> <p>The administration of the Estate of JOHN ALBERT BLAIR, a/k/a JOHN A. BLAIR, deceased, whose date of death was July 24, 2023, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206, 1115 Manatee Avenue W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>All claims not filed within the time periods set forth in Florida Statutes Section 733.702 will be forever barred.</p> <p>Notwithstanding the time period set forth above, any claim filed two (2) years or more after the decedent's date of death is barred.</p> <p>The date of first publication of this notice is: September 12, 2025.</p> <p>Robert D. Hines Curator 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Robert D. Hines, Esq. Attorney for Curator Florida Bar No. 0413550 Hines Norman Hines, P.L. 1312 W. Fletcher Avenue, Suite B Tampa, FL 33612 Telephone: 813-265-0100 Email: rhines@hnh-law.com Secondary Email: jrivera@hnh-law.com September 12, 19, 2025 25-01614M</p>

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--- ACTIONS / SALES ---

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. 2024CA000642AX Wells Fargo Bank, N.A., Plaintiff, vs. Michelle R. Garcia, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000642AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Michelle R. Garcia; Hasani Capital LLC; Guadalupe Garcia are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 8th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 41, BECK ESTATES, A SUB- DIVISON, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RE-	CORDS OF MANATEE COUNTY, FLORIDA. TAX ID: 731800009 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 5th day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 24-F00434 September 12, 19, 2025 25-01625M

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. 412022CA001490CAAXMA Trust Bank, successor by merger to SunTrust Bank, Plaintiff, vs. Robert L. Bell, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 412022CA001490CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Trust Bank, successor by merger to SunTrust Bank is the Plaintiff and Robert L. Bell; Cypress Pond Estates Homeowners' Association, Inc. are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 8th day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 8, BLOCK 1, CYPRESS POND ESTATES, ACCORDING TO THE MAP OR PLAT THERE- OF AS RECORDED IN PLAT BOOK 53, PAGE 169, OF THE	PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. TAX ID: 716604409 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 disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 5th day of September, 2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.com By /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 22-F00598 September 12, 19, 2025 25-01626M

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO: 412025CA001265CAAXMA PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. GARY A. KUEHN A/K/A GARY ANTON KUEHN; STATE OF FLORIDA; UNKNOWN SPOUSE OF GARY L. KUEHN A/K/A GARY LEROY KUEHN; UNKNOWN SPOUSE OF GARY A. KUEHN A/K/A GARY ANTON KUEHN; UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GARY L. KUEHN A/K/A GARY LEROY KUEHN; BILLIE JO JONES; UNKNOWN SPOUSE OF BILLIE JO JONES; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s). TO: UNKNOWN SPOUSE OF GARY L. KUEHN A/K/A GARY LEROY KUEHN LAST KNOWN ADDRESS: 2008 27th Ave W, Bradenton, FL 34205 TO: UNKNOWN HEIRS, BENEFI- CIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUST- EES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ES- TATE OF GARY L. KUEHN A/K/A GARY LEROY KUEHN LAST KNOWN ADDRESS: UN- KNOWN YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: LOT 8, BLOCK 1, GARDEN HEIGHTS, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 8, PAGE 94, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. PROPERTY ADDRESS: 2008 27th Ave W, Bradenton, FL 34205 has been filed against you and you are required to serve a copy of your written	defenses, if any, on FRENKEL LAM- BERT WEISMAN & GORDON, LLP, Plaintiff's attorney, whose address is One East Broward Blvd., Suite 1430, Ft. Lauderdale, FL, 33301 no later than 30 days from the date of the first publica- tion of this Notice of Action, and file the original with the Clerk of this Court either before service on Plaintiff's at- torney or immediately thereafter; oth- erwise a default will be entered against you for the relief demanded in the com- plaint or petition filed. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746- 6151 or www.gulfcoastlegal.org, or Le- gal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342- 8011. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 4th day of September, 2025. Angelina Colonnese CLERK OF THE CIRCUIT COURT (SEAL) BY: Kris Gaffney DEPUTY CLERK FRENKEL LAMBERT WEISMAN & GORDON, LLP ATTORNEY FOR PLAINTIFF ONE EAST BROWARD BLVD., Suite 1111 FORT LAUDERDALE, FL 33301 TELEPHONE: (954) 522-3233 Ext. FAX: (954) 200-7770 EMAIL DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 flservice@flwlaw.com 04-101812-F00 September 12, 19, 2025 25-01617M

FIRST INSERTION	
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025-CC-000988 DUVAL LENDING AT, LLC, A NEW MEXICO LIMITED LIABILITY COMPANY, AS TRUSTEE OF ORLANDO ASSET ONE TRUST, Plaintiff, vs. OAKS HOLDING 34639 LLC, Defendant. NOTICE IS HEREBY GIVEN, pursuant to an Order to Reset Sale dated August 25, 2025, and entered in Case No.: 2025-CC-000988, of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein the property will sell to the highest and best bidder for cash at https://manatee.realforeclose. com, the Clerk's website for on-line auctions at 11:00 a.m. on the 7th day of October, 2025, the following described property as set forth in said Order or Final Judgement, to wit: (LEGAL DESCRIPTION) LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 & 9, AS PER PLAT THEREOF AS RE- CORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL The above is to be published in Busi-	ness Observer. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale. If you are a person with a dis- ability who needs any accommodations in order to participate in this proceedings, you are entitled, at no cost to you, to the provisions of certain assistance. Please contact ADA Coordinator at least 7 days before your scheduled appearance, or immediately upon receiving this notifi- cation if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully Submitted, Charles R. Pinson, Esq. Pinson Law, P.A. 7821 N. Dale Mabry Hwy, Ste 110 Tampa, FL 33614 Phone: (813) 574-7736 Fax: (813) 200-1057 Charles@pinsonlawpa.com Fla. Bar No.: 125279 Attorney for Plaintiff September 12, 19, 2025 25-01615M

FIRST INSERTION	
SECOND RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR MANATEE COUNTY, CIVIL DIVISION CASE NO.: 2022-CA-002718 MLD MORTGAGE INC. DBA THE MONEY STORE, Plaintiff, vs. LUIS A. COLLAZO et al., Defendants. NOTICE OF SALE IS HEREBY GIV- EN pursuant to the Order on Plaintiff's Motion To Cancel And Reschedule Foreclosure Sale entered on August 8, 2025, and the Summary Final Judg- ment of Mortgage Foreclosure en- tered on April 30, 2025, in Case No. 2022-CA-002718 of the Circuit Court of the Twelfth Judicial Circuit, in and for Manatee County, Florida, wherein MLD MORTGAGE INC. DBA THE MONEY STORE is Plaintiff, and LUIS COLLAZO, MARY I COLLAZO, and THE HARBORAGE ON BRADEN RIVER HOMEOWNERS ASSOCIA- TION, INC are Defendants, the Office of Angelina "Angel" Colonnese, Man- atee 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 8th 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: LOT 130, HARBORAGE ON BRADEN RIVER, PHASE II, ACCORDING TO THE PLAT THEREOF, AS RECORDED	IN PLAT BOOK 45, PAGES 88 THROUGH 92, OF THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA. Also known as: 5654 Simonton Street, Bradenton, FL 34203 together with all existing or subse- quently erected or affixed buildings, improvements and fixtures. Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim within sixty (60) days after the sale. If you are a person with a disabili- ty who needs any accommodations in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 8th day of August 2025. By: /s/ Benjamin D. Ladouceur Benjamin D. Ladouceur, Esq. Florida Bar No.: 73863 SOKOLOF REMTULLA, LLP 6801 Lake Worth Road, Suite 100E Greenacres, FL 33467 Telephone: 561-507-5252 Facsimile: 561-342-4842 E-mail: pleadings@sokrem.com Counsel for Plaintiff September 12, 19, 2025 25-01616M

FIRST INSERTION	
NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION CASE NO.: 2024-CA-000941 DLC MORTGAGES III, LLC, Plaintiff, vs. THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA WELCH, DECEASED, et al., Defendants. NOTICE IS HEREBY GIVEN Pursuant to a Final Judgment of Foreclosure dated August 25, 2025 and entered in Case No. 2024-CA- 000941 of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida in which DLC MORTGAGES III, LLC, is the Plaintiff and THE UNKNOWN SPOUSE, HEIRS, DEVISEES, BENEFICIARIES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER OR AGAINST THE ESTATE OF DONNA WELCH, DECEASED; SECRETARY OF HOUSING AND URBAN DEVELOPMENT are defendants, Angelina Colonnese, Clerk of the Court, will sell to the highest and best bidder for cash in/ on www.manatee.realforeclose.com in accordance with chapter 45 Florida Statutes, Manatee County, Florida on October 9, 2025, at 11:00 am, the following described property as set forth in said Final Judgment of	Foreclosure: LOT 9, BLOCK 20, CORREC- TION PLAT OF BLOCK 20 OF HOLIDAY HEIGHTS SECOND ADDITION, ACCORDING TO THE PLAT THEREOF AS RE- CORDED IN PLAT BOOK 12, PAGE 23, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PARCEL ID# 5277800008 PROPERTY ADDRESS: 2203 46TH AVE W., BRADENTON, FL 34207 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. The Court, in its discre- tion, may en- large the time of the sale. Notice of the changed time of sale shall be pub- lished as provided herein. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immedi- ately upon receiving this notification if the time before the scheduled appear- ance is less than seven (7) days; if you are hearing or voice impaired, call 711. /s/ Damian G. Waldman Damian G. Waldman, Esq. Florida Bar No. 0090502 Law Offices of Damian G. Waldman, P.A. PO Box 5162 Largo, FL 33779 Telephone: (727) 538-4160 Facsimile: (727) 240-4972 Email 1: damian@dwaldmanlaw.com E-Service: service@dwaldmanlaw.com Attorneys for Plaintiff September 12, 19, 2025 25-01631M

FIRST INSERTION	
RE-NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA00471 CROSSCOUNTRY MORTGAGE, LLC Plaintiff(s), vs. EARL ROBERT STANCIL, JR.; CATHERINE STANCIL Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to the Order Granting Motion to Reschedule Foreclosure Sale entered on August 29, 2025 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee. realforeclose.com in accordance with Chapter 45, Florida Statutes on the 7th day of October, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: THE FOLLOWING DESCRIBED LAND, SITUATE, LYING AND BEING IN THE MANATEE COUNTY, FLORIDA, TO-WIT: LOT 26, BLOCK C, FRESH MEADOWS SUBDIVISION, PHASE I, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 25, PAGE(S) 63 THROUGH 67, IN- CLUSIVE, OF THE PUBLIC RE- CORDS OF MANATEE COUNTY, FLORIDA. Property address: 6006 66th	Street Circle East, Palmetto, FL 34221 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. Pursuant to the Fla. R. Jud. Ad- min. 2.516, the above signed counsel for Plaintiff designates attorney@ padgettlawgroup.com as its primary e- mail address for service, in the above styled matter, of all pleadings and docu- ments required to be served on the par- ties. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain as- sistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741- 4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this noti- fication if the time before the sched- uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Respectfully submitted, PADGETT LAW GROUP BETZY FALGAS, ESQ. Florida Bar # 76882 6267 Old Water Oak Road, Suite 203 Tallahassee, FL 32312 (850) 422-2520 (telephone) (850) 422-2567 (facsimile) attorney@padgettlawgroup.com Attorney for Plaintiff TDP File No. 23-005351-1 September 12, 19, 2025 25-01624M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION: CASE NO.: 2025CA000123 PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF JOSEPH F. RYDER A/K/A JOSEPH FRANCIS RYDER; AQUA FINANCE, INC.; ROSE HELEN CHATHAM; ESTELLA F. ELLIS; HARRY F. RYDER; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY, Defendants. NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ANGELINA M. COLONNESO as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com at, 11:00 AM on the 01 day of October, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 12 AND 13, PALM VIEW HEIGHTS, AS PER THE PLAT THEREOF, RECORDED IN PLAT BOOK 11, PAGE 87, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. PROPERTY ADDRESS: 2804 61ST STREET E, PALMETTO, FL 34221 IF YOU ARE A PERSON CLAIM-	ING A RIGHT TO FUNDS REMAIN- ING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 04 day of September 2025. By: /s/ Lindsay Maisonet Lindsay Maisonet, Esq. Bar Number: 93156 Submitted by: De Cubas & Lewis, P.A. PO Box 5026 Fort Lauderdale, FL 33310 Telephone: (954) 453-0365 Facsimile: (954) 771-6052 Toll Free: 1-800-441-2438 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 eservice@decubaslewis.com 24-02548 September 12, 19, 2025 25-01630M

FIRST INSERTION	
NOTICE OF ACTION/ CONSTRUCTIVE SERVICE NOTICE BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2024CA001323 WILMINGTON SAVINGS FUND SOCIETY, FSB, AS OWNER TRUSTEE OF THE RESIDENTIAL CREDIT OPPORTUNITIES TRUST X-A, Plaintiff, vs. ELIZABETH MARY BRAY; et al., Defendants. TO: ELIZABETH MARY BRAY Last Known Address: 1116 71st St., NW, Bradenton, FL 34209 Current Address: 1116 71st St., NW, Bradenton, FL 34209 TO: PATRICK RYAN BRAY Last Known Address: 1116 71st St., NW, Bradenton, FL 34209 Current Address: 1116 71st St., NW, Bradenton, FL 34209 TO: UNKNOWN TENANT(S) IN POSSESSION #1 and #2 Last Known Address: 1116 71st St., NW, Bradenton, FL 34209 Current Address: 1116 71st St., NW, Bradenton, FL 34209 YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 5, PALMA SOLA HIGH- LANDS, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGE 13, OF THE PUB- LIC RECORDS OF MANATEE COUNTY, FLORIDA. Property address: 1116 71st St., NW, Bradenton, FL 34209 has been filed against you and you are required to serve a copy of your writ-	ten defenses, if any, to it on Matthew Leider, Esq., Law Offices of Mangan- elli, Leider & Savio, P.A., Plaintiff's at- torney, whose address is 1900 N.W. Cor- porate Blvd., Ste. 200W, Boca Raton, FL 33431 and whose email address is: service@mls-pa.com, within thirty (30) days of the first date of publication and file the original with the Clerk of this Court either before service on the Plain- tiff's attorney or immediately thereaf- ter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746- 6151 or www.gulfcoastlegal.org, or Le- gal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342- 8011. If you are a person with a disability who needs any accommodation in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and the seal of said Court this 29th day of AUGUST, 2025. ANGELINA COLONNESO Clerk of the Court (SEAL) BY: Kris Gaffney Deputy Clerk September 12, 19, 2025 25-01618M

SUBSEQUENT INSERTIONS

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1950
Tax Deed #:2025TD000108

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1950 Year of Issuance 2023 Description of Property LOT 24 BLK C BRADEN RIVER CITY UNIT 1 PI#17505.0000/9 Parcel ID Number 1750500009 Property Address: 4403 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: DANIEL L CHURCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01513M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1930
Tax Deed #:2025TD000107

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1930 Year of Issuance 2023 Description of Property UNIT 111 BLK Q WESTWINDS VILLAGE PI#17343.1870/0 Parcel ID Number 1734318700 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: PHILIP PRUCEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01510M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-405
Tax Deed #:2025TD000124

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-405 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, TWN 33S, RNG 19E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91; LESS THE E 70 FT THEREOF, ALSO LESS LAND DESC IN DB 381 PG 267 PI#4366.0010/9 Parcel ID Number 436600109 Property Address: 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES M SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01515M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-512
Tax Deed #:2025TD000127

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

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

25-01518M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2915
Tax Deed #:2025TD000112

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2915 Year of Issuance 2023 Description of Property UNIT 361 TROPIC ISLES CO-OP INC PI#29255.2310/9 Parcel ID Number 2925523109 Property Address: 361 TAMPICO DR PALMETTO, FL 34221 Names in which assessed: JODIE D HALL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01521M

THIRD 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 GRAPEFRUIT TRACTS; TH N 00 DEG 44 MIN 43 SEC E ALG THE W LN OF SD TRACT 40 AND THE W LN OF AFOREMENTIONED TRACT 39, A DIST 0 584 FT FOR A POB; TH CONT N 00 DEG 44 MIN 43 SEC E ALG SD W LN OF TRACT 39 AND THE W LN OF AFOREMENTIONED TRACT 38, A DIST OF 241.20 FT; TH S 88 DEG 54 MIN 16 SEC E, 903 FT; TH S 00 DEG 44 MIN 43 SEC W, 241.48 FT; TH N 88 DEG 53 MIN 11 SEC W, PAR TO AND 584 FT N OF THE S LN OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POB. (INST#202041116232) PI #3125.0095/9 Parcel ID Number 312500959 Property Address: 4625 241ST ST E MYAKKA CITY, FL 34251 Names in which assessed: PIONEER GREEN FARMS INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01520M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2973
Tax Deed #:2025TD000113

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 05 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2973 Year of Issuance 2023 Description of Property UNIT A301 REGATTA POINTE CONDO PHASE I PI#31221.0060/9 Parcel ID Number 3122100609 Property Address: 1050 RIVERSIDE DR PALMETTO, FL 34221 Names in which assessed: NATALY NUSBAUMER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01522M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4584
Tax Deed #:2025TD000143

NOTICE IS HEREBY GIVEN that SKLAC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4584 Year of Issuance 2023 Description of Property LOT 36 REVISED PLAT AIRPORT SUB PI#58916.0000/8 Parcel ID Number 5891600008 Property Address: 5606 16TH ST W BRADENTON, FL 34207 Names in which assessed: LAZARO FERNANDEZ, MELANIE FERNANDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01526M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4577
Tax Deed #:2025TD000142

NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4577 Year of Issuance 2023 Description of Property BEG AT SW COR OF SE1/4 OF SE1/4 OF NE1/4 OF SEC 14, TH RUN N 30 FT TO A PIPE, TH E 265.51 FT TO A PIPE WHICH IS THE POB, TH N 150 FT, TH E 80 FT, TH S 150 FT, TH W 80 FT TO POB DESC (OR 268 P 245), LESS OR 1852/4140 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF NE1/4 OF SEC 14, TWN 35S, RNG 17E, BEING DESC AS FOLLOWS: COM AT SE COR OF SD NE1/4; TH N 89 DEG 35 MIN 40 SEC W, ALG S LN OF SD NE1/4, A DIST OF 318.35 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 30.0 FT TO INTERSECTION WITH N DEEDED R/W LN OF 57TH AVE AND POB; TH N 89 DEG 35 MIN 40 SEC W, ALG SD N DEEDED R/W LN, A DIST OF 80.0 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 1.0 FT; TH S 89 DEG 35 MIN 40 SEC E, A DIST OF 63.70 FT; TH N 45 DEG 28 MIN 00 SEC E, A DIST OF 23.04 FT TO INTERSECTION WITH W R/W LN OF SECOND ST; TH S 00 DEG 26 MIN 49 SEC W, ALG SD W R/W LN, A DIST OF 17.28 FT TO POB PI#58733.0000/7 Parcel ID Number 5873300007 Property Address: 205 57TH AVE W BRADENTON, FL 34207 Names in which assessed: BEATRIZ REYNA, JOSE MORAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01525M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4533
Tax Deed #:2025TD000141

NOTICE IS HEREBY GIVEN that CANAL TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4533 Year of Issuance 2023 Description of Property PARCEL A BLK 2 LESS N 160 FT AND AMP; LESS THE S 76.35 FT OVERSTREET PARK THIRD ADD PI#58168.0000/6 Parcel ID Number 5816800006 Property Address: 5828 13TH ST E BRADENTON, FL 34203 Names in which assessed: JOSE F CHAVEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01524M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4830
Tax Deed #:2025TD000147

NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4830 Year of Issuance 2023 Description of Property LOT 3 BLK D BAYSHORE GARDENS SEC 2 PI#61571.0000/6 Parcel ID Number 6157100006 Property Address: 1804 PRINCETON AVE BRADENTON, FL 34207 Names in which assessed: DANNIE L DAVID, ERIN E TRACHT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01528M

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-9/25/25 9:30am
Brian Simon-Windows and Doors
Dale Weatherly-couches tables end tables king bunk beds misc items
Ansjanee Mallard-Furniture, clothes, fabric
The auction will be listed and advertised on www.storage treasures.com.
September 5, 12, 2025 25-01576M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4700
Tax Deed #:2025TD000145

NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4700 Year of Issuance 2023 Description of Property UNIT 1 BLACK CORAL BUILDING OF HARBOR PINES A CONDO PI#61091.7395/2 Parcel ID Number 6109173952 Property Address: 6033 34TH ST W APT 119 BRADENTON, FL 34210 Names in which assessed: SARASTOA STUCCO & DRYWALL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01529M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2019-12052
Tax Deed #:2025TD000129

NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2019-12052 Year of Issuance 2019 Description of Property APT 133 BLDG 5 BURGUNDY CONDO UNIT ONE PI#53475.0315/2 Parcel ID Number 5347503152 Property Address: 202 47TH AVE DR W BRADENTON, FL 34207 Names in which assessed: DONALD H BRANDT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01533M

THIRD INSERTION

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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4805
Tax Deed #:2025TD000146

NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4805 Year of Issuance 2023 Description of Property UNIT 21A, THE VILLAS AT WILD OAK BAY I, II AND III, PI#61473.1045/9 Parcel ID Number 6147310459 Property Address: 6310 SUN EAGLE LN BRADENTON, FL 34210 Names in which assessed: EVELYN S MINK, TRUST AGREEMENT DTD 10/3/2000 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.

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

25-01530M

OFFICIAL
COURTHOUSE
WEBSITES

123

Notes

manateeclerk.com

sarasotaclerk.com

charlotteclerk.com

leeclerk.org

collierclerk.com

hillsclerk.com

pascoclerk.com

mypinellasclerk.gov

polkcountyclerk.net

myorangeclerk.com

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

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

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

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

25-01559M

PUBLISH
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Call 941-906-9386
and select the appropriate County
name from the menu.

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Business
Observer

1V20878 7/8

PUBLIC SALES / ESTATE ---

THIRD INSERTION	
NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2025-CA-001346 AX, Division: S BARBARA MARTIN, Plaintiff vs. The MARLENE K. VANSLYKE TRUST u/a/d March 7, 2013, Defendant TO: AMANDA PARKER Address and Last Known Whereabouts	Unknown YOU ARE HEREBY NOTIFIED that a Petition to Appoint Successor Trustee has been filed in this court. You are re- quired to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: JENNIFER J. HENSLEY, ESQ. HENSLEY LAW OFFICES, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 on or before 9/30, 2025, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Fail- ure to serve and file written defenses as

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SECOND INSERTION	
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. The administration of the estate of Gor- don Charles Harrison, deceased, whose date of death was July 17, 2025, is pend- ing in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER	OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as spec- ified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC- TION 733.702 WILL BE FOREVER

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SECOND INSERTION	
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. The administration of the estate of FREDDIE RODRIGUEZ, Deceased, whose date of death was April 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Di- vision, the address of which is NYDIA ROSA RODRIGUEZ5 Manatee Ave., W, Bradenton, FL 34205. The names and addresses of the personal represen- tative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or de- mands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court 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 de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREV- ER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. A personal representative or curator has no duty to discover whether any property held at the time of the de- cedent's death by the decedent or the

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SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION FILE NO.: 2025 CP 001670 IN RE: JOZEF GRODZIK Deceased. The administration of the estate of Jozef Grodzik, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West Bradenton, FL 34205. The names and addresses of the personal representa- tives and the personal representative attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME	OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN

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SECOND INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-002033 AX Probate Division IN RE: ESTATE OF Gladys Rowell Albritton, Deceased. The administration of the estate of Gladys Rowell Albritton, deceased, whose date of death was July 17, 2025, is pending in the Circuit Court for Man- atee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Per- sonal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and oth- er persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER	OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or de- mands against decedent's estate must file their claims with this court WITH- IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's sur- viving spouse is property to which the Florida Uniform Disposition of Com- munity Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as spec- ified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-

required may result in a judgment or
order for the relief demanded, without
further notice.
Dated on 8/19/2025.
First publication on August 29, 2025.
ANGELINA COLONNESO
As Clerk of Court
(SEAL) By: /s/ K. Gaffney
eSigned: 08/19/2025 09:05:29 AM
As Deputy Clerk
Circuit Civil Division
1115 Manatee Avenue West
Bradenton, Florida 34205
Aug. 29; Sept. 5, 12, 19, 2025
25-01545M

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BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 5, 2025.
Personal Representative:
R. Matthew Elliott
1023 Manatee Avenue West,
Suite 502
Bradenton, FL 34205
Attorney for Personal Representative:
James E. Johnson II
Email Address:
jjohnson@manateelegal.com
Email Address:
cgodfrey@manateelegal.com
Florida Bar No. 0061621
Greene Hamrick Schermer
& Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: (941) 747-1871
September 5, 12, 2025 25-01606M

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decedent's surviving spouse is property
to which the Florida Uniform Disposi-
tion of Community Property Rights
at Death Act as described in sections
732.216-732.228, applies, or may ap-
ply, unless a written demand is made
by a creditor as specified under section
732.2211.
The date of first publication of this
notice is September 5, 2025.
NYDIA ROSA RODRIGUEZ,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
Citicentre, Suite P600
290 NW 165 Street
Miami FL 33169
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
September 5, 12, 2025 25-01601M

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THE TIME PERIODS SET FORTH
IN FLORIDA STATUTES SEC-
TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIODS SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 5, 2025.
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

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TION 733.702 WILL BE FOREVER
BARRED.
NOTWITHSTANDING THE TIME
PERIOD SET FORTH ABOVE, ANY
CLAIM FILED TWO (2) YEARS OR
MORE AFTER THE DECEDENT'S
DATE OF DEATH IS BARRED.
The date of first publication of this
notice is September 5, 2025.
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

SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low at the location indicated: Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 09/25/25 at 9: 30 AM David Frazier- Furniture. The auction will be listed and adver- tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. September 5, 12, 2025 25-01585M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low at the location indicated: Extra Space Storage, 5305 Manatee Ave W, Bradenton Fl, 34209 on 9-25-2025 at 9:30a Store Phone: 561-288-4405 Those in Auction: Patricia Goen Tenant - Sale items The auction will be listed and adver- tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. September 5, 12, 2025 25-01589M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed be- low at the location indicated: Extra Space Storage, 9419 Moccasin Wallow Rd Parrish FL 34219 on Sep- tember 25th, 2025 at 11:00 AM Stacy Welch - Couch bed housing The auction will be listed and adver- tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. September 5, 12, 2025 25-01578M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de- scribed 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 Arce- clothing and personal items Cherice Barnett- Clothes, furniture, boxes Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property. September 5, 12, 2025 25-01574M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following prop- erty will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1968 Mobile Home, VIN FHM- CXMFO6800 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	

SECOND INSERTION	
NOTICE OF SELF STORAGE PUBLIC SALE Big Jim X, LLC 15107 Garnet Trail Lakewood Ranch, FL 34211 941-755-7575 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 auc- tion via www.storagetreasures.com on 09/22/2025 at 10:00am. The sale may be withdrawn at any time without fur- ther notice. Agustin Rubio E134 HHG / Personal Items September 5, 12, 2025 25-01586M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property de- scribed below belonging to those in- dividuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 9/25/2025 9:30am Alexandra Diaz - clothes, household goods Teneisha McEwen - household furni- ture, toys, mattresses The auction will be listed and adver- tised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facil- ity in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. September 5, 12, 2025 25-01577M	

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SECOND INSERTION	
NOTICE OF PUBLIC SALE Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 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	


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SECOND INSERTION	
NOTICE OF PUBLIC SALE To satisfy the owner's storage lien, PS Retail Sales, LLC will sell at public lien sale on August 25, 2025, the personal property in the below-listed units, which may include but are not limited to: household and personal items, office and other equipment. The public sale of these items will begin at 09:30 AM and continue until all units are sold. The lien sale is to be held at the online auction website, www.storagetreasures. com, where indicated. For online lien sales, bids will be accepted until 2 hours after the time of the sale specified. PUBLIC STORAGE # 22125, 2100 US Highway 301 N, Palmetto, FL 34221, (941) 212-4690 Time: 09:45 AM Sale to be held at www.storagetreasures.com. 0067 - Buckingham, Whitney; 0091 - Dougan, Kasey; 0115 - Dougan, Kasey; 0118 - Driver, Tierra; 0126 - Scott, Brea; 0147 - Williams, Melody Frazier; 0187 - Hanna, George; 0193 - Bateman, Tracy; 0348 - Butterfield, Raymond; 1006 - reid, Travion; 1092 - Randall, Lakenyah; 1146 - SIMPSON-EDWARDS, DIEDREA; 2152 - EDWARDS, DONNA ELIZABETH; 3063 - Galloway, William; 4186 - Harris, Gwindolyn; 4191 - Davenport, Norma; 4219 - Whitehead, Zeria; 4236 - Rigbsby, 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, Kareem; D039 - Hernandez, Jose; D068 - Arguez, Angeline; E001 - Wagner, Tamara; E022 - Carelli, Floyd; F027 - Duche, Lori; F031 - Martinez, Rafael; F047 - Angell, Destinee; G036 - Mendez, Elida; H005 - Frisch, George; H032 - Cochenour, Michele; H055 - Lewis, Anthony; J040 - Jackson, Tarrance PUBLIC STORAGE # 27137, 6500 Manatee Ave W, Bradenton, FL 34209, (941) 867-9430 Time: 11:30 AM Sale to be held at www.storagetreasures.com. 1114 - prince, carenthia; 2345 - Power, Krystle; 2526 - martinez, Wuanda; 3003 - Rey, Francisco; 3029 - Sherrod, Kyle; 3164 - McGee Jr., Roland; 3201 - Butler, Kaeleigh; 3307 - Freddes, Julee; 3341 - Hall, Reginald; 3359 - Ford, John; 3507 - hallett, Tammy PUBLIC STORAGE # 77875, 6015 26th St W, Bradenton, FL 34207, (941) 290-5339 Time: 01:00 PM Sale to be held at www.storagetreasures.com. 0183 - Scarberry, Niocca; 0210 - camarillo, Joanna; 0222 - Foster, Michael; 0299 - Nada, Charmaine; 1057 - Foy, Yves; 1112 - Stephens, Tom; 2009 - Wright, Norrece; 2021 - Olmeda, Jose; 2062 - Carden, Timothy; 2079 - Bell, Alfred; 2179 - Torres, Michael; 2187 - Crawford, Ashley; 3160 - Gonzalez, Aminda; 3167 - Wamsley, Donald Public sale terms, rules, and regulations will be made available prior to the sale. All sales are subject to cancellation. We reserve the right to refuse any bid. Payment must be in cash or credit card-no checks. Buyers must secure the units with their own personal locks. To claim tax-exempt status, original RESALE certificates for each space purchased is required. By PS Retail Sales, LLC, 701 Western Avenue, Glendale, CA 91201. (818) 244-8080. September 5, 12, 2025 25-01572M	

--- ACTIONS / SALES ---		
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>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:</p> <p>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.</p> <p>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:</p> <p>If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and 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: breyolds@lobeckrowe.com Secondary Email: enicholson@lobeckrowe.com Attorneys for Plaintiff September 5, 12, 2025 25-01596M</p>	<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>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:</p> <p>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.</p> <p>Property Address: 1236 31ST AVE E, BRADENTON, FL 34208</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 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</p>
SECOND INSERTION	SECOND INSERTION	SECOND 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:</p> <p>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 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>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>	<p>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:</p> <p>LOT 16 KINGSTON ESTATES SUBDIVISION AS RECORDED IN PLAT BOOK 16 PAGE 32 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Property Address: 1413 17th Street East, Bradenton, Florida 34208</p> <p>and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 8/29/2025 McCabe, Weisberg & Conway, LLC By: Craig Steins 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</p>
SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>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:</p> <p>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</p>	<p>County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least 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.</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 CR17825-23/sap September 5, 12, 2025 25-01582M</p>	<p>County, Florida.</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>By: ROBERT L. TODD, ESQUIRE Florida Bar No. 045091 Association Assessment Attorneys, PA 111 Second Ave NE #539 St. Petersburg, FL 33701 727-748-2435 Telephone rtodd@AssociationAA.com Service Address: attorney@AssociationAssessmentAttorneys.com Attorneys for Plaintiff September 5, 12, 2025 25-01608M</p>

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.



SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Case No. 2024-CC-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</p>	<p>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, de-scribed as:</p> <p>UNIT 106-D, BUILDING “E”, BAYSHORE-ON-THE-LAKE CONDOMINIUM APART-MENTS, Section 4, a condomi-nium according to the Declaration of Condominium recorded in Official Records Book 954, Pages</p>	<p>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.</p> <p>Property Address: 4117 Heron Way E106 Bradenton FL 34205</p> <p>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.</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 disabil-</p>

ESTATE / ACTIONS---

SECOND 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

SECOND 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. SCHULDT
Deceased.

The administration of the estate of Pamela L. Schuldt, deceased, whose date of death was May 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's 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

SECOND 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

SECOND 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

SECOND 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

SECOND INSERTION

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

SECOND 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

THIRD INSERTION

**NOTICE OF ACTION FOR
DISSOLUTION OF MARRIAGE
(NO CHILD OR FINANCIAL
SUPPORT)**
IN THE CIRCUIT COURT OF THE
TWELTV JUDICIAL CIRCUIT,
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2025DR000498
SAOLAINE MARSEILLES
Petitioner, and
EMMANUEL FRANCOIS
Respondent,
TO: EMMANUEL FRANCOIS
901 WESTWINDS DR HAINES CITY
FLORIDA 33837

YOU ARE NOTIFIED that an action for dissolution of marriage has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on ANDREA BATEMAN, ATTORNEY FOR SOLAINE MARSEILLES whose address is PO BOX 104 WINTERPARK, FLORIDA 32790 on or before 09/09/2025, and file the original with the clerk of this Court at P.O. Box 25400 Bradenton, FL 34206 before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided: NONE

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

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

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

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

Dated: AUGUST 20 2025

Angelina Colonnese
Manatee County Clerk
of The Circuit Court
CLERK OF THE CIRCUIT COURT
By: (SEAL) T. Leblanc
Deputy Clerk
Aug. 29; Sept. 5, 12, 19, 2025 25-01537M

FOURTH 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.legalaidthefmanasota.org. If you do not qualify for free legal assistance or you 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

TAX DEEDS / ACTIONS

<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-4204 Tax Deed #:2025TD000125</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4204 Year of Issuance 2023 Description of Property APT 383 BLDG 12 BURGUNDY CONDO UNIT ONE PI#53475.0850/8 Parcel ID Number 5347508508 Property Address: 103 47TH AVENUE DR W APT 383 BRADENTON, FL 34207 Names in which assessed: SUSAN A CARRION, WILLIAM CARRION All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01516M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-4214 Tax Deed #:2025TD000126</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 05 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4214 Year of Issuance 2023 Description of Property UNIT 259 BLDG 5 BURGUNDY UNIT TWO CONDO PI#53475.1575/0 Parcel ID Number 5347515750 Property Address: 4506 3RD STREET CIR W APT 259 BRADENTON, FL 34207 Names in which assessed: LAUREN GEORNARAS, LAUREN MICHELLE GEORNARAS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01517M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-3915 Tax Deed #:2025TD000123</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3915 Year of Issuance 2023 Description of Property UNIT 104-B IRONWOOD FIRST CONDOMINIUM PI#50964.0061/8 Parcel ID Number 5096400618 Property Address: 4200 IRONWOOD CIR APT 104B BRADENTON, FL 34209 Names in which assessed: FRANCES ANN FRANCIS, JON T FRANCIS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01512M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-2267 Tax Deed #:2025TD000110</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2267 Year of Issuance 2023 Description of Property LOT 15 SAN MICHELE AT UNIVERSITY COMMONS PI#20408.1175/9 Parcel ID Number 2040811759 Property Address: 3720 82ND AVENUE CIR E SARASOTA, FL 34243 Names in which assessed: M & B REAL PROPERTIES LLC, M&B REAL PROPERTIES INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01519M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-3906 Tax Deed #:2025TD000122</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3906 Year of Issuance 2023 Description of Property UNIT 405 PHASE I THE FAIRWAYS AT PINEBROOK CONDO PI#50963.7175/1 Parcel ID Number 5096371751 Property Address: 4480 FAIRWAYS BLVD APT 405 BRADENTON, FL 34209 Names in which assessed: JEFFREY L MCCARTY, PATRICIA A MCCARTY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01511M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-4585 Tax Deed #:2025TD000144</div> <div>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: 2023-4585 Year of Issuance 2023 Description of Property LOT 46 LESS THE E 150 FT; SUBJ TO EASMT OVER S 20 FT AS DESC IN OR 1132 P 1059 PRMCF REVISED PLAT AIRPORT SUB PI#58928.1005/1 Parcel ID Number 5892810051 Property Address: 5601 16TH ST W UNIT B BRADENTON, FL 34207 Names in which assessed: DAVID DEMICHAEL, DEBRA MCADAM All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01527M</div>
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<div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>Case No. 2025- CA-001844</div> <div>Judge: Edward Nicholas</div> <div>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.</div> <div>STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al.</div> <div>TO: THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX</div> <div>YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:</div> <div>LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON.</div> <div>Parcel ID: 6369900003</div> <div>Address: 6620 Dakota Street, Bradenton, FL 34207</div> <div>(the “Property”).</div> <div>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</div>	<div>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 Plain-tiff’s attorney, or immediately thereaf-ter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</div> <div>If you are a person with a disability who needs any accommodations in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</div> <div>In and for Manatee County:</div> <div>If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</div> <div>This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.</div> <div>Dated this 25TH day of AUGUST, 2025.</div> <div>CLERK OF THE CIRCUIT COURT</div> <div>(SEAL)</div> <div>ANGELINA “ANGEL” COLONNESO</div> <div>Manatee County Clerk of Court</div> <div>(SEAL) By: K. Gaffney</div> <div>as Deputy Clerk</div> <div>The Dorcey Law Firm, PLC</div> <div>13515 Bell Tower Drive, Second Floor</div> <div>Fort Myers, FL 33907</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01558M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF ACTION</div> <div>IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</div> <div>CIVIL ACTION</div> <div>Case No. 2025- CA-001844</div> <div>Judge: Edward Nicholas</div> <div>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.</div> <div>STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al.</div> <div>TO: JANE DOE, whose true name is un-known, but who is believed to be the indi-vidual referred to as “Kristen”</div> <div>YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida:</div> <div>LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON.</div> <div>Parcel ID: 6369900003</div> <div>Address: 6620 Dakota Street, Bradenton, FL 34207</div> <div>(the “Property”).</div> <div>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</div>	<div>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 Plain-tiff’s attorney, or immediately thereaf-ter; otherwise a default will be entered against you for the relief demanded in the Complaint or petition.</div> <div>If you are a person with a disability who needs any accommodations in or-der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</div> <div>In and for Manatee County:</div> <div>If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assis-tance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</div> <div>This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review.</div> <div>Dated this 25th day of AUGUST, 2025.</div> <div>CLERK OF THE CIRCUIT COURT</div> <div>(SEAL)</div> <div>ANGELINA “ANGEL” COLONNESO</div> <div>Manatee County Clerk of Court</div> <div>(SEAL) By: K. Gaffney</div> <div>as Deputy Clerk</div> <div>The Dorcey Law Firm, PLC</div> <div>13515 Bell Tower Drive, Second Floor</div> <div>Fort Myers, FL 33907</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01557M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-188 Tax Deed #:2025TD000106</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-188 Year of Issuance 2023 Description of Property LOTS 6,7 BLK 21 PLAT OF MYAKKA CITY; TOGETHER WITH THE N 1/2 OF VACATED ARCADIA AVE LYING S & ADJACENT TO ABOVE DESC PARCEL PER RESOLUTION # R-23-016 REC IN INST#202341035571 PI#1827.0000/5 Parcel ID Number 182700005 Property Address: 10380 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: LAZARO FERNANDEZ, MELANIE FERNANDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01509M</div>	<div>THIRD INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED</div> <div>Section 197.512 F.S.</div> <div>Certificate Number: 2023-2680 Tax Deed #:2025TD000089</div> <div>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: 2023-2680 Year of Issuance 2023 Description of Property W 1/2 OF LOT 1, BLK 15, WILLIS PLAT OF NEW MEMPHIS, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 168, SEC 12, TOWNSHIP 34 S, RANGE 17 E, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#25557.1005/8 Parcel ID Number 2555710058 Property Address: 1806 3RD AVE E PALMETTO, FL 34221 Names in which assessed: COREY MITCHELL, JOSEPH MORRIS, KEIYA MITCHELL, KENDALL MITCHELL, SIMEON MORRIS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01523M</div>
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SAVE TIME

E-mail your Legal Notice
legal@businessobserverfl.com

Q&A

What is a public notice?

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

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

IV18237-V34