

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 Neo Automotive located at 6731 15th St E in the City of Sarasota, Manatee County, FL 34243 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 11th day of September, 2025.

NA Repair LLC

September 19, 202525-01665M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 10/9/2025 at 9:30 AM

Makalee Alexandria Whitehead - bed, household items

The auction will be listed and advertised on www.storage treasures.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.

Sept. 19, 26, 202525-01677M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Nancy's Earrings located at 14713 Leopard Creek Pl, in the County of Manatee, in the City of Lakewood Ranch, Florida 34202 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Lakewood Ranch, Florida, this 10 day of September, 2025.

Nancy Ann Helmer

September 19, 202525-01658M

FIRST INSERTION

NOTICE OF PUBLIC
MEETING DATES

DW BAYVIEW COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors (the "Board") of the DW Bayview Community Development District (the "District") will hold their regular meetings for the remainder of Fiscal Year 2025/2026 at 10:00 a.m. at the Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

October 10, 2025
November 14, 2025
December 12, 2025
January 9, 2026
February 13, 2026
March 13, 2026
April 10, 2026
May 8, 2026
June 12, 2026
July 10, 2026
August 14, 2026
September 11, 2026

The meetings will convene at 10:00 a.m. at the Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

The meetings will be 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 in progress without additional notice to a date, time, and location to be stated on the record.

A copy of the agenda may be obtained at the offices of the District Manager, Stephanie DeLuna, at Rizzetta & Company Inc., located at 2700 S. Falkenburg Road, Suite 2745, Riverview, Florida 33578, (813) 533-2950, during normal business hours.

There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in these meetings is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at # 7-1-1, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

Stephanie DeLuna
District Manager
September 19, 202525-01688M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of 4 Ever Young New Tampa located at 33012 Kateland Dr, in the County of Hillsborough, in the City of Wesley Chapel, Florida 33545 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Wesley Chapel, Florida, this 03rd day of September, 2025.

M4 WC HOLDINGS GROUP LLC

September 19, 202525-01657M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that NAMI Sarasota and Manatee Counties, Inc., a Florida corporation, desiring to engage in business under the fictitious name of "NAMI Suncoast", located primarily at 1226 N. Tamiami Trail, Suite 202, Sarasota, Florida 34236, Sarasota County, and also operating within Manatee County, intends to register the said fictitious name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 15th day of September 2025.

September 19, 202525-01691M

FIRST INSERTION

NOTICE UNDER FICTITIOUS
NAME LAW

Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Beyond Limits Academy, located at 6014 22nd Avenue Dr E, in the City of Palmetto, County of Manatee, State of FL, 34221, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 16 September, 2025.

PASCUAL EDUCATIONAL
SERVICES INC.

6014 22nd Avenue Dr E
Palmetto, FL 34221

September 19, 202525-01694M

FIRST INSERTION

NOTICE OF PUBLIC MEETING
DATES WILLOW WALK
COMMUNITY DEVELOPMENT
DISTRICT

The Board of Supervisors of Willow Walk Community Development District will hold its regular monthly meetings for the Fiscal Year 2025/2026 on the dates as follows:

December 2, 2025
February 3, 2026
April 7, 2026
June 2, 2026
August 4, 2026

All meetings will convene at 4:00 p.m. and will be held at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, Florida 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 and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: www.WillowWalkCDD.org.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication. Each meeting may be continued in progress without additional notice to a time, date, and location stated on the record.

Any person requiring special accommodations to participate in these meeting is asked to advise the District Office at (239) 936-0913, at least 48 hours before the meetings. 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 the appeal is to be based.

Stephanie DeLuna
District Manager
September 19, 202525-01689M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 10/9/25 at 9: 30 AM

Ryan Evans- TV, Boxes, game boxes, books

Kristine Gorris- King Size Bed frame, bedroom furniture, dining room table 4 chairs

Maty Mbaye- couch, table,

Michael Mundy- household furniture boxes

The auction will be listed and advertised on www.storage treasures.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.

Sept. 19, 26, 202525-01652M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5225 Caruso Road, Bradenton, FL 34203

Phone Number 941-216-0233

Time of Sale October 9, 2025 @ 11am

Paityn Bailey
toys, couch, clothes, shoes, boxes

Ana Leet
furniture, boxes, clothing, household goods, kitchen items

The auction will be listed and advertised on www.storage treasures.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.

Sept. 19, 26, 202525-01649M

FIRST INSERTION

Notice of Meetings
Fiscal Year 2025/2026

Harbourage at Braden River
Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026 Regular Meetings of the Board of Supervisors of the Harbourage at Braden River Community Development District shall be held at 12:30 p.m. at the Harbourage Recreation Center located at 5705 Key West Place, Bradenton, Florida 34203. The meeting dates are as follows:

October 8, 2025
November 12, 2025
December 10, 2025
January 14, 2026
February 11, 2026
March 11, 2026
April 8, 2026
(Budget Workshop) April 15, 2026
May 13, 2026
June 10, 2026
August 12, 2026
September 9, 2026

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for community development districts. Any meeting may be continued with no additional notice to a date, time and place to be specified on the record at a meeting. A copy of the agenda for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 at (813) 514-0400, one week prior to the meeting.

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

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact Rizzetta & Company, Inc. at (813) 514-0400. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District Office at least forty-eight (48) hours prior to the date of the hearing and meeting.

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

Rizzetta & Company, Inc., District
Management
September 19, 202525-01686M

FIRST INSERTION

Notice of FY 2025/2026
Meeting Schedule

Mandarin Grove Community
Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Mandarin Grove Community Development District are scheduled to be held at 2:00 p.m. at 5610 Manor Hill Lane, Bradenton, FL 34203 , as follows:

November 6, 2025
February 5, 2026
May 7, 2026
August 6, 2026

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614 or (813) 933-5571, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

The meetings will be open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. There may be occasions when one or more Su-

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Rizzetta & Company at (813) 933-5571 at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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.

September 19, 202525-01678M

FIRST INSERTION

BOARD OF SUPERVISORS
MEETING DATES

PALMA SOLA TRACE
COMMUNITY DEVELOPMENT
DISTRICT

FISCAL YEAR 2025/2026

The Board of Supervisors of the Palma Sola Trace Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 (beginning October 1, 2025, and ending September 30, 2026) at the Palma Sola Trace Clubhouse located at 7408 Hamilton Road, Bradenton, Florida 34209 at 1:30 p.m. unless otherwise indicated, for the purpose of considering any business that may come before the Board on the following dates:

October 23, 2025
December 18, 2025 *Changed for
Christmas
February 26, 2026
April 23, 2026
June 25, 2026
August 27, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the District Office, Rizzetta & Company, at 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by calling 813-533-2950.

There may be occasions when one or more Board supervisors or staff will participate by speaker telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at 813-533-2950 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Ruben Durand
District Manager
September 19, 202525-01690M

FIRST INSERTION

NOTICE OF PUBLIC
MEETING DATES

COPPERSTONE COMMUNITY
DEVELOPMENT DISTRICT

The Board of Supervisors of Copperstone Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 on the dates as follows:

October 7, 2025
November 4, 2025
December 2, 2025
January 6, 2026
February 3, 2026
March 3, 2026
April 7, 2026
May 5, 2026
June 2, 2026
July 7, 2026
August 4, 2026
September 1, 2026

All meetings will convene at 6:30 p.m. and will be held at the Copperstone Clubhouse, 8145 115th Ave E, 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. There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at (800) 955-8770, who can aid you in contacting the District Office.

A person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that this same 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 the appeal is to be based.

Stephanie DeLuna
District Manager
September 19, 202525-01687M

FIRST INSERTION

FOUND AND ABANDONED PROPERTY
POST DATE: September 12, 2025

The Manatee County Sheriff's Office is holding the below listed found or abandoned property. The Sheriff's Office will retain custody of the listed property for 90 days from the date the property was submitted to the Property and Evidence section of the Sheriff's Office. Items that are not claimed by the rightful owner after 90 days may be donated to a charitable organization, traded to another local government or state agency, sold at auction or retained for use by the Sheriff's Office.

If you wish to claim any of the below listed property, please contact the Property and Evidence Section of the Manatee County Sheriff's Office at (941) 747-3011 ext. 1130 to make an appointment.

Note: You will be required to clearly identify your property and present valid state-issued identification.

TYPE	CASE	TYPE	CASE
IPHONE	2025-018929	E-BIKE	2025-006209
Condenser Unit	2025-010190	LOTTO TICKET	2025-015214
ECHO TRIMMER, CONCRETE SAW	2024-017197	MONEY	2025-015214
E-BIKE	2024-028713	IPHONE	2025-015362
MAPEGUARD 2 - 13 ROLLS	2024-088446	IPHONE	2025-015509
		IPHONE	2025-016538

September 19, 26, 202525-01654M

FIRST INSERTION

Harbourage at Braden River Community Development District
Notice of Meeting and Public Hearing on Proposed Revisions to
Policies, Fees, and Rates for Recreational Facilities

The Harbourage at Braden River Community Development District (the "District") hereby gives public notice of a meeting of its Board of Supervisors (the "Board") and a public hearing, to review and adopt proposed revisions to its policies, fees, and rates related to its recreational facilities. The public hearing will take place during the District's Board of Supervisors (the "Board") meeting on **Wednesday, October 8, 2025, at 1:00 p.m.** at the Harbourage Recreation Center, located at 5705 Key West Place, Bradenton, Florida 34203.

The hearing will be for the purpose of receiving input on such items, providing for efficient and effective District operations, and ensuring the costs of permitting rentals and use of District's properties are borne in a fair manner for all user types. The proposed rates and fees are:

Clubhouse Room Rental Fee	\$150
Clubhouse Rental Deposit	\$100

The proposed rates and fees may be adjusted at the public hearing pursuant to discussion by the Board and public comments. At the conclusion of the hearing, the Board shall adopt the policies and rates and fee schedules as finally approved by the Board. The Florida Statutes being implemented include Chapter 190, Florida Statutes, generally, and Section 190.035, Florida Statutes, specifically; and provide legal authority for establishment of such policies and rate and fee schedules. The use of the District's recreational facilities are subject to the District's adopted policies.

A copy of the agenda will be available 7 days in advance of the meeting on the District's website at: www.harbourageddd.org or by contacting Stephanie DeLuna, the District Manager, via email at sdeluna@rizzetta.com or via phone at (813) 533-2950.

All interested parties may appear at the meeting and be heard. This meeting and public hearing may be continued to a date, time, and place to be specified on the record at the meeting or public hearing. If anyone chooses to appeal any decision of the Board with respect to any matter considered, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made that includes the testimony and evidence upon which such appeal is to be based.

In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons with disabilities needing special assistance to participate in this meeting should contact the District Manager for assistance at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, or 1-800-955-8771 (TTY), or 1-800-955-8770 (Voice) for aid in contacting the District Manager.

September 19, 202525-01653M

What makes public notices in newspapers superior to other forms of notices?

Public notices in newspapers are serendipitous. When readers page through a newspaper, they will find important public notice information they otherwise would not find anywhere else.

Rarely do consumers specifically search online for public notices.

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PUBLIC SALES / ESTATE ---

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Notice is hereby given that on dates below these vehicles will be sold at public sale on the date listed below at 10AM for monies owed on vehicle repair and storage cost pursuant to Florida Statutes 713.585 or Florida Statutes 713.78. Please note, parties claiming interest have right to a hearing prior to the date of sale with the Clerk of Courts as reflected in the notice. The owner has the right to recover possession of the vehicle without judicial proceedings as pursuant to Florida Statute 559.917. Any proceeds recovered from the sale of the vehicle over the amount of the lien will be deposited with the clerk of the court for disposition upon court order. SALE DATE: OCTOBER 27TH 2025 NEY AUTO SALES DBA: CAR CLINIC AUTO REPAIR 6224 31ST EAST BRADENTON FL 34203 MV104743 2024 KIA 5XYP64GC4RG533710 \$20,749.82.	
September 19, 2025	25-01695M

FIRST INSERTION	
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA File No.: 2025-CP-2029 IN RE: CHARLES MICHAEL WATSON, Deceased.	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, 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.
ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.	
The date of first publication of this Notice is September 19, 2025.	
Signed on 9/17/25.	
Andrea S. Harmon Petitioner	
Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com	
Sept. 19, 26, 2025	25-01729M

FIRST INSERTION	
NOTICE OF DEFAULT AND INTENT TO FORECLOSE;	
regarding timeshare interest(s) owned by the Obligor(s) (see Schedule “1”) attached hereto for Obligors and their notice address) at VIA ROMA BEACH RESORT, a Condominium , located in Manatee County , Florida, and more specifically described as follows: Unit Week No(s) (See Exhibit “A-1”), in Condominium Parcel No. (See Exhibit “A-1”) of VIA ROMA BEACH RESORT, A Condominium, according to the Declaration of Condominium thereof recorded in Official Record Book 1007, at Page 710-857 of the Public Records of Manatee County, Florida, and all amendments thereto and any amendments thereof (the “Property”). Pursuant to the Declaration(s) /Plan(s) referenced above, Via Roma Beach Resort Owner's Association, Inc., a Florida not-for-profit corporation (the “Association”) , did cause a Claim of Lien to be recorded in public records of said county. Obligor is liable for payment in full of amounts as shown in the lien plus costs; and is presently in default of obligation to pay. Trustee is conducting a non-judicial foreclosure pursuant to Florida Statute 721.855. The Obligor must pay all sums no later than 30 days from the first date of publication by contacting Trustee or the Trustee will proceed with the sale of the timeshare interest at such date, time and location as Trustee will include in the Notice of Sale. The Trustee is: First American Title Insurance Company, a Nebraska corporation , duly registered in the state of Florida as an Insurance Company, 400 S. Rampart Blvd, Suite 290, Las Vegas, NV, 89145. Batch No.: Foreclosure HOA 154986-VR2-HOA, NOD. Schedule “1”: Obligor, Notice Address; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States; Current Trustee, Successor Trustee of the U/A/D 12-4-96, A Revocable Living Trust and Vacation Trust, Inc. a Florida Corporation, 10092 Panama Ct Seminole, FL 33776 United States; Marion Hudson Stucker, 57 Lone Oak Dr Eminence, Ky 40019 United States; Annie Lou Ard, 13238 Orca Sound Dr Riverview, FL 33579 United States; Diane T. Guyder and Norma B. Thomas, As Trustee of the Norma B. Thomas Revocable Trust Agreement Dated 3/4/99, 4460 Narraganset Trl Sarasota, FL 34233 United States; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States. Exhibit “A-1”: Contract No., Unit Week No., Condominium Parcel No.; 01/6V, 1, 6; 02/7V, 2, 7; 31/26V, 31, 26; 39/21V, 39, 21; 40/25V, 40, 25; 47/10V, 47, 10; 51/7V, 51, 7; 52/1V, 52, 1.	
September 19, 26, 2025	25-01672M

FIRST INSERTION	
Notice of Meetings for Fiscal Year 2026 Annual Meeting Schedule Woodland Preserve Community Development District	
As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Woodland Preserve Community Development District shall be held on the 2nd Tuesday of every month at 10:30 a.m. at Waterscapes Pools & Spas, 8141 Lakewood Main Street, Suite 209A,Lakewood Ranch, FL 34202, except where noted. The meeting dates are as follows:	
October 14, 2025 November 11, 2025 December 9, 2025 January 13, 2026 February 10, 2026 March 10, 2026 April 14, 2026 May 12, 2026 June 9, 2026 July 14, 2026 August 11, 2026 September 8, 2026	

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

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

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

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

Andy Mendenhall, Kai, District Management September 19, 2025	25-01703M
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FIRST INSERTION	
BROOKSTONE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Brookstone Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203, on the following dates:	
October 3, 2025 November 7, 2025 December 5, 2025 January 2, 2026 February 6, 2026 March 6, 2026 April 3, 2026 May 1, 2026 June 5, 2026 July 3, 2026 August 7, 2026 September 4, 2026	

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://brookstonecdd.com/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager September 19, 2025	25-01707M
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FIRST INSERTION	
NOTICE OF PUBLIC MEETING DATES HERITAGE HARBOUR SOUTH COMMUNITY DEVELOPMENT DISTRICT	
The Board of Supervisors of Heritage Harbour South Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 5:00 p.m. and will be held at the Stonebrook Recreation Center, 200 Golden Harbour Trail, Bradenton, FL 34212. The meeting dates are as follows:	
October 7, 2025 November 4, 2025 December 2, 2025 February 3, 2026 March 3, 2026 April 7, 2026 May 5, 2026 June 2, 2026 July 7, 2026 August 4, 2026 September 1, 2026	

The meeting will be open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The meeting may be continued in progress without additional published notice to a time, date, and location stated on the record at the meeting.

A copy of the agenda may be obtained at the office of the District Manager, Inframark, located at 313 Campus Street, Celebration, FL 34747, (407) 566-1935, during normal business hours. There may be occasions when one or more Supervisors will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (407) 566-1935. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, which can aid you 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 the 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 the appeal is to be based.

Kristee Cole District Manager September 19, 2025	25-01704M
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FIRST INSERTION	
EVERGREEN COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Evergreen Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203, on the following dates:	
October 3, 2025 November 7, 2025 December 5, 2025 January 2, 2026 February 6, 2026 March 6, 2026 April 3, 2026 May 1, 2026 June 5, 2026 July 3, 2026 August 7, 2026 September 4, 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://www.evergreencdd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager September 19, 2025	25-01706M
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FIRST INSERTION	
DEL WEBB SUNCHASE COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Del Webb Sunchase Community Development District (“District”) will hold Regular Meetings meeting for Fiscal Year 2026 at 10:00 a.m., at Del Webb Bayview Driftwood Club, Wind-sor Pearl Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219 on the following dates:	
November 3, 2025 December 1, 2025 January 5, 2026 February 2, 2026 March 2, 2026 April 6, 2026 May 4, 2026 June 1, 2026 July 6, 2026 August 3, 2026	

The meetings are open to the public and will be conducted in accordance with the provision of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for these meetings may be obtained by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours.

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 the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. 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 meetings with respect to any matter considered at the 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.

District Manager September 19, 2025	25-01728M
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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 Love Ink Art located at 7212 32ND AVE E in the City of Bradenton, Manatee County, FL 34208 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 13th day of September, 2025.	
Riley Ellis September 19, 2025	25-01656M

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 West Bradenton Dental located at 815 40th Street West in the City of Bradenton, Manatee County, FL 34205 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.	
Dated this 11th day of September, 2025.	
SMILE DESIGN WEST BRADENTON LLC L. Michael Badger, MGR September 19, 2025	25-01671M

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated. Extra Space Storage 1930 Cortez Rd W, Bradenton, FL, 34207 941-302-9918 www.Storage treasures.com Auction date and time: 10/09/25 @ 10:00AM Deborah P. Dzurinko- boxes, tod-ods, coca cola collection, bed, mattress & entertainment center Edward Winship- Wood working toolsw 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.	
Sept. 19, 26, 2025	25-01651M

FIRST INSERTION	
RIVERSONG COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Riversong Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Del Webb Bayview, Driftwood Club, Social Room 1, 8810 Barrier Coast Trail, Parrish, Florida 34219 on the following dates:	
October 6, 2025 November 3, 2025 December 1, 2025 January 5, 2026 February 2, 2026 March 2, 2026 April 6, 2026 May 4, 2026 June 1, 2026 July 6, 2026 August 3, 2026 September 7, 2026	

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (877) 276-088, during normal business hours.

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 (877) 276-0889 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.

District Manager September 19, 2025	25-01727M
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FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5717 14th Street W, Bradenton, Florida 34207 Phone Number 941-866-6675 Time of Sale 10/09/2025 9:30am Bertha Jean - Household goods, nursery items The auction will be listed and advertised on www.storagetreasures.com.	
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.	
Sept. 19, 26, 2025	25-01698M

FIRST INSERTION	
NOTICE OF PUBLIC SALE	
Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 10/09/2025 at 10:00 AM. Morma Davenport – Clothes Tristan Hendrix – small furniture , Personal belongings 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	
Sept. 19, 26, 2025	25-01650M

FIRST INSERTION	
WILLOWS COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS	
The Board of Supervisors (“Board”) of the Willows Community Development District (“District”) will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at the Country Inn & Suites, Bradenton/Lakewood Ranch, 5610 Manor Hill Lane, Bradenton, Florida 34203, on the following dates:	
October 3, 2025 November 7, 2025 December 5, 2025 January 2, 2026 February 6, 2026 March 6, 2026 April 3, 2026 May 1, 2026 June 5, 2026 July 3, 2026 August 7, 2026 September 4, 2026	

The purpose of the meetings is for the Board to consider any business which may properly come before it. 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 by contacting the offices of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, http://willowsdcd.net/.

Any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (877) 276-0889 at least forty-eight (48) hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 800-955-8770, for aid in contacting the District Office.

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

District Manager September 19, 2025	25-01705M
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ESTATE

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP1603

IN RE: ESTATE OF PATRICIA L. ADAMS

Deceased.

The administration of the Estate of PATRICIA L. ADAMS, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 19, 2025.

Personal Representative:

CASSANDRA LYNNE ADAMS

6711 22nd Ave W

Bradenton, FL 34209

Attorney for Personal Representative:

JAMES WM. KNOWLES

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

Sept. 19, 26, 2025

25-01679M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-001901

Division Probate

IN RE: ESTATE OF CAROL S. ALWIN a/k/a CAROL SUE ALWIN

Deceased.

The administration of the estate of CAROL S. ALWIN, deceased, whose date of death was July 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative 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 SEPT. 19, 2025.

Personal Representative:

ANITA C. HAGEN

10631 Old Grove Circle

Bradenton, Florida 34212

Attorney for Personal Representative:

DONNA I. SOBEL, ESQUIRE

E-mail Addresses:

donna@sobelattorneys.com,

scharles@sobelattorneys.com

Florida Bar No. 370096

Donna Irvin Sobel, P.A.

4900 Manatee Avenue W., Suite 206

Bradenton, Florida 34209

Telephone: (941) 747-0001

Sept. 19, 26, 2025

25-01669M

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

File No. 2025-CP-2012

IN RE: ESTATE OF JANE MAE MCCULLOUGH,

Deceased.

The administration of the estate of JANE MAE MCCULLOUGH, deceased, whose date of death was June 26, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, 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.

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or 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 19, 2025.

Richard R. Arnold, Jr.

Personal Representative

5403 3rd Avenue Drive NW

Bradenton, FL 34209

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

Sept. 19, 26, 2025

25-01661M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025CP2079

IN RE: ESTATE OF PAUL R. THOMAS

Deceased.

The administration of the Estate of PAUL R. THOMAS, deceased, is pending in the Circuit Court for Manatee County, Florida, Probate Division, P. O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmaturred, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

demands against decedent's estate, including unmaturred, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

THE DATE OF FIRST PUBLICATION OF THIS NOTICE IS: September 19, 2025.

Personal Representative:

ROBERT W. PITT, JR.

1768 Robbins Bridge Rd

Bonifay, FL 32425

Attorney for Personal Representative:

JAMES WM. KNOWLES

Florida Bar No. 0296260

2812 Manatee Ave W

Bradenton, FL 34205

941-746-4454

Sept. 19, 26, 2025

25-01680M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File #: 2025CP001961AX

Division PROBATE

IN RE: ESTATE OF SUSAN BRIELMANN

Deceased

The administration of the estate of SUSAN BRIELMANN, deceased, whose date of death was June 3, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 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 19, 2025.

Personal Representative:

JOSEPH BRIELMANN

3446 Santa Caterina Blvd.

Lakewood Ranch, Florida 34211

Attorney for Personal Representative:

JONATHAN T. ANDERSON, Attorney

Florida Bar Number: 0188530

WOOD, SEITL & ANDERSON, P.A.

3665 Bee Ridge Road, Suite # 300

Sarasota, FL 34233

Telephone: (941) 954-5772

Fax: (941) 925-9164

E-Mail: jonathan@wsa-law.com

Secondary E-Mail:

group@wsa-law.com

September 19, 26, 2025

25-01684M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 25-CP-1932

Division PROBATE

IN RE: ESTATE OF CATHERINE E. GONTKOVIC

A/K/A CATHERINE GONTKOVIC

Deceased.

The administration of the estate of CATHERINE E. GONTKOVIC A/K/A CATHERINE GONTKOVIC, deceased, whose date of death was June 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 19, 2025.

Personal Representative:

Nicole M. Ryan

104 Pimlico Drive

Dillsburg, Pennsylvania 17019

Lisa M. Hoover

1502 Letchworth Road

Camp Hill, Pennsylvania 17011

Attorney for Personal Representative:

Ellie K. Harris

Florida Bar Number: 0021671

Schwarz & Harris, P.A.

17841 Murdock Circle

Port Charlotte, Florida 33948

Telephone: (941) 625-4158

Fax: (941) 625-5460

E-Mail: e-service@schwarzlaw.net

Sept. 19, 26, 2025

25-01668M

FIRST INSERTION

NOTICE TO CREDITORS

(summary administration)

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

PROBATE DIVISION

File No. 2025-CP-2118

IN RE: ESTATE OF JILL LYNN MEEK,

Deceased.

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of JILL LYNN MEEK, deceased, File Number 2025-CP-2118; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34206; that the decedent's date of death was July 11, 2025; that the total value of the estate is approximately \$71,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Bradford Meek, 2611 Palma Sol Boulevard, Bradenton, Florida 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or

demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is: September 19, 2025.

Bradford Meek

Person Giving Notice

2611 Palma Sol Boulevard

Bradenton, Florida 34209

Andrew L. Clark

Attorney for Person Giving Notice

Email: aclark@barneswalker.com

Secondary Email:

mcarmichael@barneswalker.com

Florida Bar No. 1033240

BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC

3119 Manatee Avenue West

Bradenton, Florida 34205

Telephone: (941) 741-8224, ext. 1011

September 19, 26, 2025

25-01683M

FIRST INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION

File No. 2025-CP-1894

Division Probate

IN RE: ESTATE OF DONALD D. SWANSON

Deceased.

The administration of the estate of DONALD D. SWANSON, deceased, whose date of death was May 10, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is September 19, 2025.

Personal Representative:

DENISE MICHELLE SKRADSKI

111 Cherokee Court

Freeport, Pennsylvania 16228

Attorney for Personal Representative:

David A. Ruben, Attorney

Florida Bar Number: 115165

GrayRobinson, P.A.

999 Vanderbilt Beach Road, Suite 612

Naples, Florida 34108

Telephone: (239) 598-3601

Fax: (239) 598-3164

E-Mail:

david.ruben@gray-robinson.com

Secondary E-Mail:

lindsey.hoyle@gray-robinson.com

Sept. 19, 26, 2025

25-01666M

FIRST INSERTION

NOTICE TO CREDITORS

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

PROBATE DIVISION

Case No.: 25-CP-002134

Division: Probate

IN RE: ESTATE OF Debra A Voliva,

Deceased.

The administration of the estate of Debra A Voliva, deceased, whose date of death was 09/26/2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, FL 34205. The file number of the estate is 2025-CP-002134. The name and address 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 THE DATE THAT IS 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 Com-

munty Property Rights at Death Act as described in sections 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Florida Statutes.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 19, 2025.

Personal Representative:

Raymond Klodnicki

3605 32nd Avenue West,

Bradenton, FL 34205

Attorney for Personal Representative:

Valerie Lang Hall, Esq.

Attorney for Personal Representative

Florida Bar No.: 1042263

LANG HALL LAW, CHARTERED

3639 Cortez Rd. #106

Bradenton, FL 34210

Telephone: 888-973-5043

E-Mail: Hello@langhall.legal

Secondary E-Mail:

Sept. 19, 26, 2025

25-01659M

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Business Observer

1V20906_V33

--- ESTATE ---	
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 CASE NO. 2025-CP-1373 MARYLOU CHRISTINE WALSH A/KA MARY LOU WALSH The administration of the estate of MARYLOU CHRISTINE WALSH A/KA MARY LOU WALSH, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case No. 2025-CP-1373, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, Florida 34206, The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p>	<p>DA STATUTES 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 first publication date of this Notice is September 19, 2025. Personal Representative: MARGARET W. LAFLAMME 4380 Exeter Dr. H205 Longboat Key, Florida 34228 Attorney for Personal Representative: ERNIE C. LISCH, ESQ. 3007 Manatee Avenue West Bradenton, Florida 34205 (941) 748-8464 E-Service: ELischService2@aol.com FBN: 323284 Sept. 19, 26, 2025 25-01660M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANTEE COUNTY, FLORIDA PROBATE DIVISION Case No: 25-CP-001262AX IN RE: ESTATE OF DESIREE SENNIE Deceased. The administration of the Estate of Desiree Senni, deceased, whose date of death was April 9th, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's name and the personal representative's attorney name and address are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claim 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</p>	<p>ON THEM. All other creditors of the decedent and other persons having claims or demand against decedent's estate must file their claim 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 THE FLORIDA STATUTES 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 first publication of this notice is September 19th, 2025. Lily Sennie, Petitioner Donald Isaac, Esq. Attorney for Petitioner Florida Bar No. 394106 5237 Summerlin Commons Blvd., Suite 310 Fort Myers, FL 33907 239.275.2200 disaac@donaldisaaclaw.com notice@donaldisaaclaw.com Sept. 19, 26, 2025 25-01700M</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 CASE NO.: 2025-CP-002092 IN RE: ESTATE OF MARGARET AMOROSO RUSSO A/K/A MARGARET A. AMOROSO A/K/A MARGIE RUSSO A/K/A MARGARET A. RUSSO A/K/A MARGARET ANN RUSSO A/K/A MARGARET ANN AMOROSO, DECEASED. The administration of the estate of MARGARET AMOROSO RUSSO A/K/A MARGARET A. AMOROSO A/K/A MARGIE RUSSO A/K/A MARGARET A. RUSSO A/K/A MARGARET ANN RUSSO A/K/A MARGARET ANN AMOROSO, deceased, whose date of death was May 25, 2024 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 has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF</p>	<p>THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME 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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is September 19, 2025. Signed on this 16 day of September, 2025. Personal Representative: BERNADETTE RUSSO ENOS A/K/A BERNADETTE ENOS 13615 3re Avenue N.E. Bradenton, FL 34212 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Email: jackmanpleadings@gmail.com Sept. 19, 26, 2025 25-01699M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002011 Division Probate IN RE: ESTATE OF FREDERICK D. KOLK a/k/a FREDERICK DARREL KOLK Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Frederick D. Kolk, deceased, File Number 2025-CP-002011, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205; that the decedent's date of death was February 12, 2025; that the total value of the estate is \$69,936.54 and that the names and addresses of those to whom it has been assigned by such order are: Name Muriel J. Kolk and Fifth Third Bank, Trustees of the Frederick D. Kolk Trust dated February 5, 1986, as amended Address 111 Lyon Street, N.W., RM0B2A Grand Rapids, Michigan 49503 Asset, Share or Amount</p>	<p>Balance held in the Meijer Associate Investment Plan Account No. 91600010786 ALL INTERESTED PERSONS ARE NOTIFIED THAT: All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims with this court WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this Notice is September 26, 2025. Person Giving Notice: Muriel J. Kolk 4425 Oak Arbor Court, N.E. Grand Rapids, Michigan 49525 Attorney for Person Giving Notice: James J. Steffel E-mail Addresses: jsteffel@wnj.com Florida Bar No. 586684 Warner Norcross + Judd LLP 700 Terrace Point Road, Suite 350 Muskegon, Michigan 49440 Sept. 19, 26, 2025 25-01674M</p>

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. Division
IN RE: ESTATE OF ROBERT J. KEANE JR. Deceased.

The administration of the estate of ROBERT J. KEANE JR., deceased, whose date of death was March 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.
All creditors of the decedent and oth-

THIS NOTICE ON THEM.
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 19, 2025.
Personal Representative:
KIMBERLY BRENNAN
5506 Panella Court
Palmetto, FL 34221
Attorney for Personal Representative: Samuel J. DiMeglio, Jr., Esq.
Florida Bar No. 0627089
141 East Main Street
Huntington, NY 11743
Telephone: (631) 547-9401
Sept. 19, 26, 2025 25-01676M

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 19, 2025.
Personal Representative:
Michael Hodgkinson
24 67th Street
Yankeetown, FL 34498
Attorney for Personal Representative: Michael M. Hamrick
Email Address: mhamrick@manateelegal.com
Email Address: cgodfrey@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
Sept. 19, 26, 2025 25-01696M

duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.
NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
The date of first publication of this notice is September 19, 2025.
Personal Representative:
Michael Hodgkinson
24 67th Street
Yankeetown, FL 34498
Attorney for Personal Representative: Michael M. Hamrick
Email Address: mhamrick@manateelegal.com
Email Address: cgodfrey@manateelegal.com
Florida Bar No. 0290556
Greene Hamrick Schermer & Johnson, P.A.
410 43rd Street West, Suite N
Bradenton, FL 34209
Telephone: 941-747-1871
Sept. 19, 26, 2025 25-01696M

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 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.

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 CASE NO: 2024-CP-002584 IN RE: ESTATE OF: JOANN PATRICIA BYERS, Deceased. The administration of the estate of Joann Patricia Byers, deceased, whose date of death was October 13, 2023, File Number 2024-CP-2584, 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 has been served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR</p>	<p>30 DAYS AFTER THE TIME 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 claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED 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 19, 2025. Personal Representative: Kimberly G. Piper 636 Winstead Way Evansville, IN 47712 Attorney for Personal Representative: William C. Price, IV 522 12th Street West Bradenton, FL 34205 (941)-747-8001 Florida Bar No. 1003106 Sept. 19, 26, 2025 25-01726M</p>

FIRST INSERTION	FIRST INSERTION
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No. 2025CP001849AX PROBATE DIVISION IN RE: ESTATE OF JUDITH H. KONEN/ Deceased. The administration of the estate of Judith H. Konen, deceased, whose date of death was April 7, 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 representatives 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.</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. 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 19, 2025. Todd R. Konen Personal Representative 4037 Arrow Way Sarasota, FL 34232 Eric. R. Hoonhout, Esq Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com Sept. 19, 26, 2025 25-01730M</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 CASE NUMBER: 2025-CP-001370 IN RE: ESTATE OF SARA M. FRENCH Deceased. The administration of the Estate of SARA M. FRENCH, whose date of death was APRIL 12, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. West, Bradenton, FL 34205. The names and address of the personal representative and personal representative's attorney are set forth below. ALL INTERESTED PERSONS ARE NOTIFIED THAT: All persons on whom this notice is served who have objections that challenge the validity of the will, the qualifications of the personal representative, venue, or jurisdiction of this Court are required to file their objections with this Court WITHIN THE LATER ON THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All creditors of the decedent and other persons having claims or demands</p>	<p>against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is September 19, 2025. Persons giving Notice: Bonnie M. Martin, Personal Representative c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237 C. Ted French, Esq. Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org Sept. 19, 26, 2025 25-01675M</p>

Why Public Notice Should Remain in Newspapers

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



This is not about “newspapers vs the internet”.

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

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



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

prevent government officials from hiding information

they would prefer the public not to see

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

essential elements of public notice:



Accessibility



Independence



Verifiability



Archivability

Publishing notices on the internet is neither cheap nor free



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



Types Of Public Notices

Citizen Participation Notices



Government Meetings and Hearings



Land and Water Use



Meeting Minutes or Summaries



Creation of Special Tax Districts



Agency Proposals



School District Reports



Proposed Budgets and Tax Rates



Zoning, Annexation and Land Use Changes

Commercial Notices



Unclaimed Property, Banks or Governments



Delinquent Tax Lists, Tax Deed Sales



Government Property Sales



Permit and License Applications

Court Notices



Mortgage Foreclosures



Name Changes



Probate Rulings



Divorces and Adoptions



Orders to Appear in Court

Stay Informed, It’s Your Right to Know.

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

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



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

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

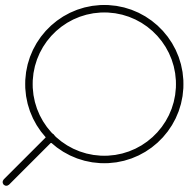


Citizens continue to learn about vital civic matters from newspaper notices.

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

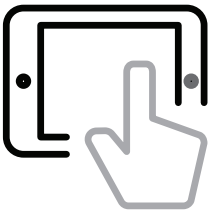
Verifying publication is difficult-to-impossible on the web.

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



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

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

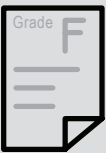


Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

--- ACTIONS / SALES ---

FIRST INSERTION			
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 CA 002108 AX DIVISION: D EMINENT DOMAIN PROCEEDING PARCEL: 1183600004 THE CITY OF BRADENTON, a municipal corporation of the State of Florida, Petitioner, v. ELLEN M. NOLTE f/k/a ELLEN M. SANDERS; WILLIAM G. SANDERS; KEN BURTON, JR., as Manatee County Tax Collector; ALL UNKNOWN PERSONS HAVING AN INTEREST IN PARCEL 1183600004, Defendants. TO: ALL UNKNOWN PERSONS hav- ing an interest in parcel 1183600004, claiming any interest in the real property described herein.	YOU ARE NOTIFIED that a Pet- ition for Eminent Domain has been filed against you for property whose legal de- scription is as follows: Parcel 1183600004: Lot 1, Block 2, of RIVER HAV- EN, according to the Plat there- of, as recorded in Plat Book 4, Page 146, of the Public Records of Manatee County, Florida. Further, THAT A PETITION IN EMINENT DOMAN AND A DEC- LARATION OF TAKING have been filed in the above-styled cause by the Petitioner in order to acquire certain property interests in Manatee County, Florida, for the purposes set forth in said Petition and that Petitioner will seek an Order of Taking before The Honorable Edward Nicholas, one of the judges of this Court, who will consider Petitioner's application for an Order of Taking and make such orders as the Court deems proper on September 30, 2025 from 11:00 a.m. to 12:00 p.m. at 1051 Manatee Ave. West, Bradenton, FL	34205, Courtroom 6E. All parties to this action and all par- ties interested may appear and be heard at the date and time designated. There are no fees for attending this court hearing via the Zoom platform. Unless the Judge specifically authorizes an in-person attendance, all individu- als, including the court reporter, must attend using the Zoom the Zoom plat- form at https://www.zoom.us. Please select the "Join A Meeting" link and then enter the Meeting ID and Pass- word to access the hearing. Court proceedings are open to the public. Members of the public may use the Zoom credentials to access the hearing. When you sign on, you may be placed in a waiting room. You will be admitted to the hearing when it begins. Please name your video feed with your first and last name. Digital Court Recording You are advised that the Court may record this proceeding via the Court's Digital Court Recording. Not all hear-	ings are digitally recorded, however. Exceptions for ALL Participants At- tending Zoom Hearings Please see the expectations for all participants on the Twelfth Judicial Court Website: https://www.jud12. flcourts.org/Public-Information/ Public-Court-Hearings. Each Defendant and any other person claiming an interest in the property described in the Petition is hereby required to serve a copy of your written defenses to the Petition upon: Matthew F. Liebert, Esquire Primary Email: mliebert@blalockwalters.com Secondary Email: eservice@blalockwalters.com Blalock Walters, P.A. 802 11th Street West Bradenton, Florida 34205 Telephone: 941.748.0100 Facsimile: 941.745.2093 within 28 days of the issuance of this Notice of Action, and to file the original of your written defenses with the Clerk

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.: 2024CA001639 WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL INVESTMENT TRUST IV, Plaintiff, vs. QUICK FIX HOUSING RELIEF, LLC, a Utah Limited Liability Company, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to Uniform Final Judgment of Mortgage Foreclosure entered on the 3rd day of September 2025, in Case No. 2024CA001639, of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE OF RESIDENTIAL INVESTMENT TRUST IV, is the Plaintiff, and QUICK FIX HOUSING RELIEF, LLC, a Utah Limited Liability Company; TYLOR WILLIAMSON; KINGSFIELD LAKES HOMEOWNERS ASSOCIATION INC.; UNKNOWN TENANT #1; UNKNOWN TENANT #2, are the Defendants. Angelina "Angel" Colonnese Clerk of this Court shall sell to the highest and best bidder for cash electronically at www.manatee. realforeclose.com, the Clerk's website for on-line auctions 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 79, KINGSFIELD LAKES, PHASE 2, ACCORDING TO THE	PLAT THEREOF, AS RECORD- ED IN PLAT BOOK 41, PAGES 54-59, INCLUSIVE, OF THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. Property Address: 11454 WALDEN LOOP, PARRISH, FL 34219 ANY PERSON CLAIMING AN IN- TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITH THE CLERK BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 15th day of September 2025. By: /s/Kimberly George Kimberly George, Esq. Bar Number: 134661 Copies sent to: DELUCA LAW GROUP, PLLC 2101 NE 26th Street FORT LAUDERDALE, FL 33305 PHONE: (954) 368-1311 FAX: (954) 200-8649 DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516 service@delucalawgroup.com 24-06350-1 September 19, 26, 2025 25-01685M

FIRST INSERTION	
NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY AND TO DECLARE TRUST TERMS AND DETERMINE TRUST BENEFICIARY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 CA 002012 ALICE M. LOWE, as Personal Representative of the Estate of Margaret A. Lowe, Plaintiff, v. UNKNOWN BENEFICIARIES AND PARTIES CLAIMING THROUGH The Thomas P. and Alice L. Geoghegan Joint Trust Agreement dated August 9, 1994, Defendant(s). TO: Unknown Beneficiaries and Parties Claiming Through the Thomas P. And Al- ice L. Geoghegan Joint Trust Agreement Dated August 9, 1994 YOU ARE HEREBY NOTIFIED that an action has been commenced to declare trust terms of the Thomas P. And Alice L. Geoghegan Joint Trust Agreement Dated August 9, 1994, and to determine that Margaret A. Lowe is the sole beneficiary of the trust estate, including the real property commonly known as 6915 7th Ave. W. Bradenton, Florida 34209-3409; and YOU ARE HEREBY FURTHER NOTIFIED that the action seeks to quiet title to the following real property, lying and being and situated in Man- atee County, Florida, more particularly described as follows: Unit 6019, Section 10, Village Green of Bradenton Condomin- ium, according to the Declara- tion of Condominium recorded in O.R. Book 960, Page 849, inclusive, as per plat thereof as recorded in Condominium Book 9, Pages 176, 177 and 178, of the Public Records of Manatee County, Florida. more commonly known as 6915 7th Ave. W. Bradenton, Florida	34209-3409, This action has been filed against you and you are required to serve a copy of your written defense, if any, upon George Parpas, Esquire, Williams Park- er Harrison Dietz & Getzen, Attorneys for Plaintiff, whose address is 50 Cen- tral Avenue, Eighth Floor, Sarasota, Florida 34236, within thirty (30) days after the first publication of this no- tice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- manded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746- 6151 or www.gulfcoastlegal.org, or 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 accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 15TH day of September, 2025. Angelina Colonnese Circuit and County Courts By:/s/ Kris Gaffney Deputy Clerk 9221332.v1 Sept. 19, 26; Oct. 3, 10, 2025 25-01693M

FIRST INSERTION	
NOTICE OF SALE IN THE COUNTY COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case No. 25-CC-000954 WILLOWBROOK CONDOMINIUM ASSOCIATION, INC., Plaintiff, vs. TONY CARPENTER, DECEASED, AND THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER OR AGAINST TONY CARPENTER, Defendants. Notice is hereby given that pursuant to Paragraph 5 of the Final Judgment of Foreclosure entered in the case pending in the County Court of the Sixth Judicial Circuit in and for Pinellas County, Florida, Case No. 25- CC-000954 the Clerk of the Court, Pinellas County, shall sell the property situated in said county, described as: Unit 1201, Building 12, Phase 2, WILLOWBROOK a Condomin- ium, together with an undivided interest in the common elements appurtenant thereto, according to the Declaration of Condominium thereof recorded in Official Record Book 2187, Page 2990, et. seq., as amended from time to time, of Public Records of Manatee County, Florida. PARCEL ID NO.: 1918519459 ("Property") Property Address: 8705 Spruce Hills Court, Lakewood Ranch, Florida 34202	at public sale, to the highest and best bidder for cash at 11:00 a.m. on October 9, 2025. The sale shall be conducted online at http://www.manatee. realforeclose.com. Any person claiming an interest in the surplus proceeds from the sale, if any, other than the property owner as of the date of the notice, must file a claim within 60 days after the sale. If you are a person with a disabili- ty who needs any accommodation in order to participate in this proceed- ing, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941)741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 12th day of September 2025. RABIN PARKER GURLEY, P.A. 2653 McCormick Drive Clearwater, Florida 33759 Telephone: (727)475-5535 Facsimile: (727)723-1131 For Electronic Service: Pleadings@rpglaw.com Counsel for Plaintiff By: /s/ Nicholas T. Pizanias Monique E. Parker, Florida Bar No. 0669210 Bennett L. Rabin, Florida Bar No. 0394580 Adam C. Gurley, Florida Bar No. 0112519 Nicholaos T. Pizanias, Florida Bar No. 118857 10573-020 Sept. 19, 26, 2025 25-01682M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023 CA 004030 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS Defendant(s). NOTICE IS HEREBY GIVEN that sale will be made pursuant to an Order or Final Judgment. Final Judgment was awarded on March 31, 2025 in Civil Case No. 2023 CA 004030, of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein, CARRINGTON MORTGAGE SERVICES, LLC is the Plaintiff, and ALAIN L. ZERBINI A/K/A ALAIN ZERBINI A/K/A ALAIN LOUIS ZERBINI; UNKNOWN SPOUSE OF ALAIN L. ZERBINI A/K/A ALAIN ZERBINI N/K/A MARGARET; COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC.; ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER AND AGAINST THE HEREIN NAMED INDIVIDUAL DEFENDANT(S) WHO ARE NOT KNOWN TO BE DEAD OR ALIVE, WHETHER SAID	UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS are Defendants. The Clerk of the Court, Angelina "Angel" Colonnese will sell to the highest bidder for cash at www.manatee. realforeclose.com on November 13, 2025 at 11:00:00 AM EST the following described real property as set forth in said Final Judgment, to wit: LOT 162, COVERED BRIDGE ESTATES PHASE 6C, 6D, & 6E, ACCORDING TO PLAT THEREOF AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORI- DA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. If you are a person with a disability who needs any accommodations in or- der to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Braden- ton, Florida 34206, (941) 741-4062, at least seven (7) days before your sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 15th day of September, 2025. ALDRIDGE PITE, LLP Attorney for Plaintiff 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444 Telephone: 561-392-6391 Facsimile: 561-392-6965 By: Zachary Ullman FBN: 106751 Primary E-Mail: ServiceMail@aldrigdepite.com 1100-839B Sept. 19, 26, 2025 25-01697M

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. 2015CA002258 NATIONSTAR MORTGAGE, LLC, Plaintiff, vs. VICTORIA BOLDUC; UNKNOWN SPOUSE OF VICTORIA BOLDUC; THOMAS WILSON KINNEY, JR; KINGSFIELD LAKES HOMEOWNERS ASSOCIATION, INC.; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY, Defendant(s) NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure filed April 8, 2025 and entered in Case No. 2015CA002258, of the Circuit Court of the 12th Judicial Circuit in and for MANATEE County, Florida, wherein NATIONSTAR MORTGAGE, LLC is Plaintiff and VICTORIA BOLDUC; UNKNOWN SPOUSE OF VICTORIA BOLDUC; THOMAS WILSON KINNEY, JR; UNKNOWN PERSON(S) IN POSSESSION OF THE SUBJECT PROPERTY; KINGSFIELD LAKES HOMEOWNERS ASSOCIATION, INC.; are defendants. ANGELINA (ANGEL) COLONNESO, the Clerk of the Circuit Court, will sell to the highest and best bidder for cash BY ELECTRONIC SALE AT: WWW. MANATEE.REALFORECLOSE. COM, at 11:00 A.M., on October 8, 2025, the following described property as set forth in said Final Judgment, to wit:	LOT 63, KINGSFIELD LAKES PHASE 2, ACCORD- ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 41, PAGE(S) 54 THROUGH 59, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the Clerk reports the surplus as unclaimed. If you are a person with a 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 10th day of September 2025. Marc Granger, Esq. Bar. No.: 146870 Kahane & Associates, P.A. 1619 NW 136th Avenue, Suite D-220 Sunrise, Florida 33323 Telephone: (954) 382-3486 Telefacsimile: (954) 382-5380 Designated service email: notice@kahaneandassociates.com File No.: 14-04828 SF Sept. 19, 26, 2025 25-01662M

FIRST INSERTION	
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA000801AX CMG MORTGAGE, INC.; Plaintiff, VS. MALCOLM EDWARD SWIFT; PALMS OF CORTEZ CONDOMINIUM ASSOCIATION, INC.; UNKNOWN TENANT #1 IN POSSESSION OF THE PROPERTY; UNKNOWN TENANT #2 IN POSSES- SION OF THE PROPERTY; Defendant(s). To the following Defendant(s): MALCOLM EDWARD SWIFT Last Known Address 4802 W 51ST ST APT 604 BRADENTON, FL 34210 UNKNOWN TENANT #1 IN POSSES- SION OF THE PROPERTY Last Known Address 4802 W 51ST ST APT 604 BRADENTON, FL 34210 UNKNOWN TENANT #2 IN POSSES- SION OF THE PROPERTY Last Known Address 4802 W 51ST ST APT 604 BRADENTON, FL 34210 YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the fol- lowing described property: UNIT 4, BUILDING 6, OF THE PALMS OF CORTEZ, A CONDOMINIUM, A CON- DOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORD- ED IN OFFICIAL RECORDS BOOK 2038, PAGE(S) 5178 THROUGH 5309, INCLUSIVE, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDI- VIDED SHARE IN THE COM- MON ELEMENTS, IN THE PUBLIC RECORDS OF MANA- TEE COUNTY, FLORIDA. a/k/a 4802 W 51ST ST APT 604, BRADENTON, FL 34210 has been filed against you and you are required to serve a copy of you writ- ten defenses, if any, to it, on Marinosci	Law Group, P.C., Attorney for Plaintiff, whose address is 100 West Cypress Creek Road, Suite 1045, Fort Lauder- dale, FL 33309, within 30 days after the first publication of this Notice in the BUSINESS OBSERVER (GULF COAST), and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief de- mand in the complaint. This notice is provided pursuant to Administrative Order No. 2.065. 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 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. WITNESS my hand and the seal of this Court this 10TH day of SEPTEM- BER, 2025. ANGELINA COLONNESO As Clerk of the Court by: By:/s/ As Deputy Clerk Submitted by: Marinosci Law Group, P.C. 100 West Cypress Creek Road, Suite 1045 Fort Lauderdale, FL 33309 Telephone: (954) 644-8704 Facsimile: (401) 262-2110 Sept. 19, 26, 2025 25-01664M

--- ACTIONS / SALES ---	
FIRST INSERTION	
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 41-2024-CA-001000 Division B CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2 Plaintiff, vs. TIMOTHY NEIL ROBERTSON A/K/A TIMOTHY ROBERTSON , MARY JANE ROBERTSON, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 3, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as:</p> <p>LOT 8, AND THE WEST ¼ OF LOT 7, BLOCK C, WILLOW WOODS SUBDIVISION, UNIT THREE, AS PER PLAT OR MAP THEREOF RECORDED IN PLAT BOOK 13, PAGE 66, OF</p>	<p>THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. and commonly known as: 4912 22ND AVE W, BRADENTON, FL 34209; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on October 8, 2025 at 11:00 A.M..</p> <p>Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</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 September 10, 2025</p> <p>By:/s/ David R. Byars David R. Byars Attorney for Plaintiff 320250/2424926/CMP Sept. 19, 26, 2025 25-01670M</p>
FIRST INSERTION	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 CA 002129 AX Agency Case No.: 2025-018062 IN RE: FORFEITURE OF: ONE SILVER CROSS, ONE GOLD ROPE CHAIN, AND ONE GOLD LINK CHAIN WITH MEDALLION TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: ONE SILVER CROSS, ONE GOLD ROPE CHAIN, AND ONE GOLD LINK CHAIN WITH MEDALLION, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-</p>	<p>plaint.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 9/17/2025 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (SEAL) BY: K. Gaffney Deputy Clerk Sept. 19, 26, 2025 25-01724M</p>

FIRST INSERTION	
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412024CA000948CAAXMA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED, ET AL., Defendants(0, NOTICE IS HEREBY GIVEN pursuant to a In Rem Final Judgment dated August 25, 2025 entered in Civil Case No. 412024CA000948CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; JEANNETTE D. LEPRIOL; RAYMOND J. LEPRIOL, III. AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; BRENDA LEPRIOL SANDERS, AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; ASHLEY LEPRIOL, AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND</p>	<p>J. LEPRIOL, DECEASED; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on October 15, 2025 the following described property as set forth in said Final Judgment, to-wit:</p> <p>THE EAST 1/2 OF LOTS 395 AND 396, ROSEDALE MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 3805 West 11th Avenue, Bradenton, FL 34205</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>THE COURT, IN ITS DISCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: ftrealprop@kelleykronenberg.com /s/ Tajj S. Foreman Tajj S. Foreman, Esq. FBN: 0058606 File No: 2390.000159 Sept. 19, 26, 2025 25-01702M</p>

--- ACTIONS / SALES ---	
FIRST INSERTION	
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025-CC-1356 COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NAKESHA M. THOMAS; UNKNOWN SPOUSE OF NAKESHA M. THOMAS; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Angelina Colonnese, Clerk of Court, will sell all the property situated in Manatee County, Florida described as:</p> <p>Lot 592, COPPERSTONE PHASE 1, according to the Plat thereof as recorded in Plat Book 51, Pages 178 through 201, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. A/K/A 11522 84th Street Circle E., Unit 104, Parrish, FL 34219</p> <p>at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com , at 11:00 A.M. on October 14, 2025</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE</p>	<p>SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>MANKIN LAW GROUP BRANDON K. MULLIS, Esq. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Sept. 19, 26, 2025 25-01681M</p>
FIRST INSERTION	

FIRST INSERTION	
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA000729AX CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. NICO SAMMICK LEE; KAYLA D. WHITE; et al., Defendant(s). TO: Nico Sammick Lee Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Unknown Spouse of Nico Sammick Lee Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Kayla D. White Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Unknown Spouse of Kayla D. White Last Known Residence: 323 158th Street E Bradenton, FL 34212</p> <p>YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 5, CODDINGTON PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 73, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM FIRST PUB, and file the origi-</p>	<p>nal with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.</p> <p>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.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated on September 10, 2025.</p> <p>Angelina Colonnese As Clerk of the Court By:/s/ Kris Gaffney As Deputy Clerk</p> <p>1133-3750B Ref# 12473 Sept. 19, 26, 2025 25-01663M</p>
FIRST INSERTION	

FIRST INSERTION	
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412024CA000928CAAXMA THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. TERI L. JOHNSON-MATRONI, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in Case No. 412024CA000928CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein THE SECOND BA YSHORE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Teri L. Johnson-Matroni, Unknown Spouse of Teri L. Johnson-Matroni , Unknown Tenant No. 1 in Possession of Subject Property nka Brandon Revell and Unknown Tenant No. 2 in Possession of Subject Property are Defendants, I will sell to the highest and best bidder for cash: [] www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 22nd day of October, 2025 the following described property as set forth in said Final Judgment, to wit:</p> <p>Unit C-21, Building C of The Second Bayshore Condominium, Section 13, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 376, Page 608, and all exhibits and amendments thereof, and recorded in Condominium</p>	<p>Plat Book 1, Page 52, Public Records of Manatee County, Florida. A/K/A: 5884 17th St. W., Unit #C21, Bradenton, FL 34207</p> <p>NOTICE: IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THEN 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 THE SURPLUS FUNDS ARE NOT CLAIMED BY THE OWNER AFTER ONE YEAR, THE FUNDS WILL BE DEPOSITED WITH THE CHIEF FINANCIAL OFFICER PURSUANT TO CHAPTER 717.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED THIS 16TH day of September, 2025.</p> <p>ANGELINA "ANGEL" COLONNESO, as Clerk of said Court By: K. Gaffney (SEAL) As Deputy Clerk S08073/417919/27563624 Sept. 19, 26, 2025 25-01701M</p>

SUBSEQUENT INSERTIONS	
--- PUBLIC SALES / ESTATE ---	
--- ACTIONS ---	
<p>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2025-CA-001346 AX, Division: S BARBARA MARTIN, Plaintiff vs. The MARLENE K. VANSLYKE TRUST u/a/d March 7, 2013, Defendant TO: JOANN PARKER Address and Last Known Whereabouts Unknown YOU ARE HEREBY NOTIFIED that a Petition to Appoint Successor Trustee has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner's attorney, whose name and address are: JENNIFER J. HENSLEY, ESQ.</p>	<p>HENSLEY LAW OFFICES, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 on or before 9/30, 2025, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice.</p> <p>Dated on 8/19/2025. First publication on August 29, 2025. ANGELINA COLONNESO As Clerk of Court (SEAL) By: /s/ K. Gaffney eSigned: 08/19/2025 09:36:21 AM As Deputy Clerk Circuit Civil Division 1115 Manatee Avenue West Bradenton, Florida 34205 Aug. 29; Sept. 5, 12, 19, 2025 25-01546M</p>
SECOND INSERTION	

SECOND 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>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>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002028 IN RE: ESTATE OF Stacey M. Nelson Deceased.</p>	<p>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. 732.221, 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 PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 12, 2025.</p> <p>Heather M. Capel Address: 7430 Hillmar Drive Richmond, VA 23234 Loren M. Paul, Esq. Florida Bar No. 0174660 Attorneys for Personal Representative Baker & Paul 503 Manatee Avenue East Bradenton, FL 34208 Telephone: 9417470888 Email Addresses: Rhonda@bpdlawoffice.com Service@bpdlawoffice.com September 12, 19, 2025 25-01648M</p>

SECOND 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 Dillen, District Manager September 12, 2025 25-01647M</p>	

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File Number: 2025CP001225CPA
**IN RE: ESTATE OF
CAROL ANN WILLIAMS,
Deceased.**

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.

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.

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.

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 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.

The date of first publication of this Notice is September 12, 2025.

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

SECOND INSERTION

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.**

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.

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

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

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

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

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

The date of first publication of this notice is: September 12, 2025.

**MELISSA WESTMORELAND
TARLETON**
Personal Representative
900 Courtland Street
Greensboro, NC 27401
DAVID F. WILSEY
Attorney for Personal Representative
Florida Bar No. 0652016
Fisher and Wilsey, P.A.
1000 16th Street B
St. Petersburg, FL 33705
Telephone: 727-898-1181
Email: dwilsey@fisher-wilsey-law.com
Secondary Email:
beisencoff@fisher-wilsey-law.com
September 12, 19, 2025 25-01622M

SECOND INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
Case No. 2025 CP 2010
Judge Diana Moreland
**IN RE: ESTATE OF
ESPERANZA LOPEZ
Deceased**

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

You are hereby notified that an Order of Summary Administration has been entered in the estate of Esperanza Lopez, deceased, Case No. 2025 CP 2010 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was April 3, 2024; that the total value of the estate is approximately \$232,200, including exempt assets, and that the name of those to whom it has been assigned by such order is:

Guadalupe Moreno
Juana F. Villela Amaya
Omar A. Alejandro Moreno
ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

All creditors of the estate of the decedent and persons having claims or demands against the estate of the decedent other than those for whom provision for full payment was made in the Order of Summary Administration must file their claims WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING ANY OTHER APPLICABLE TIME PERIOD, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.

The date of first publication of this Notice is September 12, 2025.

Person Giving Notice:
JUANA F. VILLELA AMAYA
411 23rd Street East
Palmetto, Florida 34221
Attorney for Person Giving Notice::
JENNIFER L. HAMEY (0123046)
Jennifer L. Hamey, PA
3815 US Highway 301 N
Ellenton, FL 34222
(941) 932-6217
jenniferhamey@gmail.com
September 12, 19, 2025 25-01621M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-1987
**IN RE: ESTATE OF
LOUISE Y. SILVANIC
Deceased.**

The administration of the estate of LOUISE Y. SILVANIC, deceased, whose date of death was February 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 September 12, 2025.

Personal Representative:
MARK SILVANIC
18825 Padgetry Place
Monument, CO 80132
Attorney for Personal Representative:
CHARLES J. PRATT, JR.
Florida Bar Number: 319171
DYE HARRISON KNOWLES
KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
BRADENTON, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: cpratt@dyeharrison.com
September 12, 19, 2025 25-01613M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-1898
Twelfth Judicial Circuit
**IN RE: ESTATE OF
JOE W. MOORE,
Deceased.**

The administration of the estate of Joe W. Moore, deceased, whose date of death was July 10, 2025, and whose social security number is xxx-xx-1214, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representatives and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE 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 12, 2025.

Personal Representative:
Kelly L. Moore
9535 Azure Cove
Bradenton, Florida 34210
Attorney for Personal Representative:
Christopher J. Fowler (FL Bar #104085)
Attorney for Personal Representative
Primary Email:
cfowler@nhslaw.com
Secondary Email:
tpayne@nhslaw.com
Norton, Hammersley, Lopez & Skokos, P.A.
1819 Main Street, Suite 610
Sarasota, Florida 34236
Telephone: (941) 954-4691
15728-1 01548583.DOCX;11/9/2024
September 12, 19, 2025 25-01629M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-1817
**IN RE: ESTATE OF
ROBERT PHILIP MARTIN,
Deceased.**

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.

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.

A Personal Representative or cura-

tor 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.

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 12, 2025.

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 001752
Division Probate
**IN RE: ESTATE OF
WILLIAM PLUMMER
Deceased.**

The administration of the estate of William Plummer, deceased, whose date of death was January 19, 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.

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES 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 12, 2025.

Personal Representatives
Beverly Ann Plummer
100 Somerby Drive
Alpharetta, GA 30009
Michael Plummer
780 Rio Grande Drive
Alpharetta, GA 30022
Kristy Wegert
11849 Dragontail Peak Ave.
Las Vegas, NV 89138
Attorney for Personal Representative:
Neil T. Lyons, Esq.
Florida Bar No. 91826
Luhrsen Goldberg, LLC
6954 Professional Parkway
Lakewood Ranch, Florida 34240
Email Address:
ntl@lawpoweredbywomen.com
September 12, 19, 2025 25-01636M

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
CASE 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.**

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.

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 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

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 THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of the first publication of this Notice is September 12 2025.

Signed on this 27 day of August, 2025.

Personal Representative:
MARK DOUGLAS NATER
11608 Pineloch Loop
Clermont, FL 34711
Attorney for Personal Representative:
JAMES D. JACKMAN, ESQUIRE
Florida Bar No. 521663
JAMES D. JACKMAN, P.A.
5008 Manatee Avenue West, Suite A
Bradenton, Florida 34209
Telephone: (941) 747-9191
Email: jackmanpleadings@gmail.com
September 12, 19, 2025 25-01635M

SECOND INSERTION

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.**

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.

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 12, 2025.

Personal Representative:
MARY NOEL DeBRICK-BLAIR
6420 13th Avenue Drive West
Bradenton, Florida 34209
Attorney for Personal Representative:
/s/ Rebecca J. Proctor
Rebecca J. Proctor, Esq.
PROCTOR ELDER LAW, PA
Florida Bar Number: 0629774
3639 Cortez Road W., Suite 104
BRADENTON, FL 34210
Telephone: (941) 251-6969
Mobile: 941-705-2718
E-Mail: rproctor@rebeccaproctor.com
Secondary E-Mail:
assistant@rebeccaproctor.com
September 12, 19, 2025 25-01623M

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--- ACTIONS / SALES ---	
SECOND 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, FLORIDA. PROPERTY ADDRESS: 904 CYPRESS WOOD LANE, SARASOTA, FL The above is to be published in Busi-	
SECOND 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, Manatee County Clerk of the Court, will sell to the highest and best bidder for cash online at www.manatee.realforeclose. com, beginning at 11:00 A.M. on the 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	
SECOND INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2023CA004171 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	
SECOND 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 Truist 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 Truist 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	
SECOND 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; UNKOWN 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	
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 sched- uled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated 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	
SECOND INSERTION	
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 fleservice@flwlaw.com 04-101812-P00 September 12, 19, 2025 25-01617M	
SECOND 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-	
SECOND INSERTION	
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 COLONNESE Clerk of the Court (SEAL) BY: Kris Gaffney Deputy Clerk September 12, 19, 2025 25-01618M	

Q&A

How much do legal notices cost?

The price for notices in the printed newspaper must include all costs for publishing the ad in print, on the newspaper's website and to www.floridapublicnotices.com.

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WB323_V14

TAX DEEDS / ACTIONS ---

<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01516M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01517M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01512M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01519M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01511M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01527M</div>
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<div>FOURTH INSERTION</div> <div>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION Case No. 2025- CA-001844 Judge: Edward Nicholas STEPHANIE ANN BALMA, as Personal Representative of the Estate of Susan Rex Michael a/k/a Susan Kay Rex Michael, Plaintiff, v. NANCY JO REX LASHLEY; an individual; KATHY ANN REX; an individual; LINDA REX, CANDACE REX, an individual; JANE DOE, whose true name is unknown, but who is believed to be the individual referred to as “Kristen”; and individual; and THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX, Defendants. STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al. TO: THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON. Parcel ID: 6369900003 Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”). has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court’s scheduled default date of</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. 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. In and for Manatee County: If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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. This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review. Dated this 25TH day of AUGUST, 2025. CLERK OF THE CIRCUIT COURT (SEAL) ANGELINA “ANGEL” COLONNESO Manatee County Clerk of Court (SEAL) By: K. Gaffney as Deputy Clerk The Dorcey Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 Aug. 29; Sept. 5, 12, 19, 2025 25-01558M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL ACTION Case No. 2025- CA-001844 Judge: Edward Nicholas STEPHANIE ANN BALMA, as Personal Representative of the Estate of Susan Rex Michael a/k/a Susan Kay Rex Michael, Plaintiff, v. NANCY JO REX LASHLEY; an individual; KATHY ANN REX; an individual; LINDA REX, CANDACE REX, an individual; JANE DOE, whose true name is unknown, but who is believed to be the individual referred to as “Kristen”; and individual; and THE UNKNOWN HEIRS OF BRUCE EDWARD REX, and all others claiming by, through or under BRUCE EDWARD REX, Defendants. STEPHANIE ANN BALMA, as Personal Representative v. NANCY JO REX LASHLEY, et al. TO: JANE DOE, whose true name is un-known, but who is believed to be the indi-vidual referred to as “Kristen” YOU ARE NOTIFIED that an action to quiet title on the following property in Lee County, Florida: LOT 18, BLOCK 17, TRAILER ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON. Parcel ID: 6369900003 Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”). has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court’s scheduled default date of 10/6/2025 on Bradley W. Butcher,</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. 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. In and for Manatee County: If you cannot afford an attorney, con-tact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal 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. This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review. Dated this 25th day of AUGUST, 2025. CLERK OF THE CIRCUIT COURT (SEAL) ANGELINA “ANGEL” COLONNESO Manatee County Clerk of Court (SEAL) By: K. Gaffney as Deputy Clerk The Dorcey Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 Aug. 29; Sept. 5, 12, 19, 2025 25-01557M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01523M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. 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. Aug. 29; Sept. 5, 12, 19, 2025 25-01509M</div>
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<div>SECOND INSERTION</div> <div>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. 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. The names and addresses of the personal representative and the personal representative’s attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent’s estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent’s estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</div>	<div>The personal representative or cura-tor has no duty to discover whether any property held at the time of the deced-ent’s death by the decedent or the de-cedent’s surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in 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 SEC-TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT’S DATE OF DEATH IS BARRED. The date of first publication of this notice is: September 12, 2025. 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: mearmichael@barneswalker.com September 12, 19, 2025 25-01643M</div>
<div>FOURTH INSERTION</div> <div>NOTICE OF ACTION FOR DISSOLUTION OF MARRIAGE (NO CHILD OR FINANCIAL SUPPORT) IN THE CIRCUIT COURT OF THE TWELVTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025DR000498 SAOLAINNE MARSEILLES Petitioner, and EMMANUEL FRANCOIS Respondent, TO: EMMANUEL FRANCOIS 901 WESTWINDS DR HAINES CITY FLORIDA 33837 YOU ARE NOTIFIED that an ac-tion for dissolution of marriage has been filed against you and that you are required to serve a copy of your writ-en defenses, if any, to it on ANDREA BATEMAN, ATTORNEY FOR SO-LAINE MARSEILLES whose address is PO BOX 104 WINTERPARK, FLORI-DA 32790 on or before 09/09/2025, and file the original with the clerk of this Court at P.O. Box 25400 Braden-ton, FL 34206 before service on Peti-tioner 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 de-cide 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.</div>	<div>You must keep the Clerk of the Cir-cuit Court’s office notified of your cur-rent address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-ily Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk’s office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, includ-ing dismissal or striking of pleadings. If you are a person with a dis-ability who needs any accommo-dations in order to participate in this proceeding, you are entitled, at no cost to you, to the pro- vision 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 im-mediately upon receiving this notifi-cation if the time before the sched-uled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: AUGUST 20 2025 Angelina Colonnoso 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</div>
<div>SECOND INSERTION</div> <div>NOTICE OF PUBLIC SALE The following personal property of GEORGE W. ZUK, JR., will, on Sep-tember 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, Sec-tion 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</div>	<div>SECOND INSERTION</div> <div>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 Vil-lage, 612 53rd Avenue W, Bradenton, Florida 34207, (941) 755-1995. September 12, 19, 2025 25-01645M</div>
<div>SECOND INSERTION</div> <div>NOTICE OF PUBLIC SALE The following personal property of GEORGE W. ZUK, JR., will, on Sep-tember 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, Sec-tion 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</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4967 Tax Deed #:2025TD000148</div> <div>NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4967 Year of Issuance 2023 Description of Property COM AT NW COR OF NE1/4 OF SE1/4 SEC 23 RUN E ALG N LN OF SD 40 ACRE TRACT A DIST OF 40 FT, S PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 210 FT FOR POB, S PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 100 FT, E PARALLEL WITH N LN OF SD 40 ACRE TRACT A DISTANCE OF 300 FT, N PARALLEL WITH W LN OF SD 40 ACRE TRACT A DIST OF 100 FT, W PARALLEL WITH N LN OF SD 40 ACRE TRACT A DIST OF 300 FT TO POB P-21-S PI#65239.0000/6 Parcel ID Number 6523900006 Property Address: 6509 5TH ST W BRADENTON, FL 34207 Names in which assessed: PAUL HARDACRE, VERNICE V. HARDACRE All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Aug. 29; Sept. 5, 12, 19, 2025 25-01532M</div>

--- TAX DEEDS ---

<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-1950 Tax Deed #:2025TD000108</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: 2023-1950 Year of Issuance 2023 Description of Property LOT 24 BLK C BRADEN RIVER CITY UNIT 1 PI#17505.0000/9 Parcel ID Number 1750500009 Property Address: 4403 56TH AVENUE TER E BRADENTON, FL 34203 Names in which assessed: DANIEL L CHURCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01513M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-512 Tax Deed #:2025TD000127</div> <div>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 Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01518M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-2973 Tax Deed #:2025TD000113</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: 2023-2973 Year of Issuance 2023 Description of Property UNIT A301 REGATTA POINTE CONDO PHASE I PI#31221.0060/9 Parcel ID Number 3122100609 Property Address: 1050 RIVERSIDE DR PALMETTO, FL 34221 Names in which assessed: NATALY NUSBAUMER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01522M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4533 Tax Deed #:2025TD000141</div> <div>NOTICE IS HEREBY GIVEN that CANAL TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4533 Year of Issuance 2023 Description of Property PARCEL A BLK 2 LESS N 160 FT AND AMP; LESS THE S 76.35 FT OVERSTREET PARK THIRD ADD PI#58168.0000/6 Parcel ID Number 5816800006 Property Address: 5828 13TH ST E BRADENTON, FL 34203 Names in which assessed: JOSE F CHAVEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01524M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4700 Tax Deed #:2025TD000145</div> <div>NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4700 Year of Issuance 2023 Description of Property UNIT 1 BLACK CORAL BUILDING OF HARBOR PINES A CONDO PI#61091.7395/2 Parcel ID Number 6109173952 Property Address: 6033 34TH ST W APT 119 BRADENTON, FL 34210 Names in which assessed: SARASTOA STUCCO & DRYWALL LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01529M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4805 Tax Deed #:2025TD000146</div> <div>NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4805 Year of Issuance 2023 Description of Property UNIT 21A, THE VILLAS AT WILD OAK BAY I, II AND III, PI#61473.1045/9 Parcel ID Number 6147310459 Property Address: 6310 SUN EAGLE LN BRADENTON, FL 34210 Names in which assessed: EVELYN S MINK, TRUST AGREEMENT DTD 10/3/2000 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01530M</div>
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<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-1930 Tax Deed #:2025TD000107</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: 2023-1930 Year of Issuance 2023 Description of Property UNIT 111 BLK Q WESTWINDS VILLAGE PI#17343.1870/0 Parcel ID Number 1734318700 Property Address: 5316 53RD AVE E BRADENTON, FL 34203 Names in which assessed: PHILIP PRUCEY All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01510M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-2915 Tax Deed #:2025TD000112</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: 2023-2915 Year of Issuance 2023 Description of Property UNIT 361 TROPIC ISLES CO-OP INC PI#29255.2310/9 Parcel ID Number 2925523109 Property Address: 361 TAMPICO DR PALMETTO, FL 34221 Names in which assessed: JODIE D HALL All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01521M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4584 Tax Deed #:2025TD000143</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: 2023-4584 Year of Issuance 2023 Description of Property LOT 36 REVISED PLAT AIRPORT SUB PI#58916.0000/8 Parcel ID Number 5891600008 Property Address: 5606 16TH ST W BRADENTON, FL 34207 Names in which assessed: LAZARO FERNANDEZ, MELANIE FERNANDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01526M</div>	<div>FOURTH INSERTION</div> <div>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</div>	<div>FOURTH INSERTION</div> <div>ESTATES, ACCORDING TO THE MAP OR PLAT THERE-OF, AS RECORDED IN PLAT BOOK 8, PAGE 138, OF THE PUBLIC RECORDS OF MAN-ATEE COUNTY, FLORIDA., INCLUDING MOBILE HOME LOCATED THEREON. Parcel ID: 6369900003 Address: 6620 Dakota Street, Bradenton, FL 34207 (the “Property”). has been filed against you and you are required to serve a copy of your written defenses by the Manatee County Clerk of Court’s scheduled default date of 10/6/2025 on Bradley W. Butcher, Plaintiff’s attorney, whose address is The Dorcey Law Firm, PLC, 13515 Bell Tower Drive, Second Floor, Fort Myers, FL 33907 and file the original with this Court either before service on 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. 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</div>	<div>FOURTH INSERTION</div> <div>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, con-tact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. This notice shall be published once a week for four (4) consecutive weeks in the Gulf Coast Business Review. Dated this 25TH day of AUGUST, 2025. CLERK OF THE CIRCUIT COURT (SEAL) ANGELINA “ANGEL” COLONNESO Manatee County Clerk of Court (SEAL) By: K. Gaffney as Deputy Clerk The Dorcey Law Firm, PLC 13515 Bell Tower Drive, Second Floor Fort Myers, FL 33907 Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01559M</div>
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<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-405 Tax Deed #:2025TD000124</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-405 Year of Issuance 2023 Description of Property A TRACT OF LAND IN NW1/4 OF NW1/4 OF SEC 29, TWN 33S, RNG 19E, MORE PARTICULARLY DESC AS FOLLOWS: BEG AT NE COR OF NE COR OF NW1/4 OF NW1/4 OF SEC 29; RUN TH W 410 FT FOR A POB; FM THIS POB, TH W APPROX 280 FT TO E LN OF A TRACT OF LAND HERETOFORE CONVEYED TO CHARLEY JOHNSON; TH RUN S ALG E LN OF CHARLEY JOHNSON TRACT TO A TRACT OF LAND BELONGING TO MARTHA WILSON & CONT SELY ALG E LN OF WILSON TRACT TO N LN OF R/W OF SAL TRACTS; TH NELY TO SW COR OF A TRACT OF LAND HERETOFORE DEEDED TO NINA COVINGTON; TH N ALG W LN OF NINA COVINGTON TRACT TO THE POB AS DESC IN DB 260 PG 91; LESS THE E 70 FT THEREOF, ALSO LESS LAND DESC IN DB 381 PG 267 PI#4366.0010/9 Parcel ID Number 436600109 Property Address: 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES M SIMS, JAMES SIMS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01515M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-278 Tax Deed #:2025TD000111</div> <div>NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-278 Year of Issuance 2023 Description of Property PARCEL 5: A PORTION OF TRACTS 39 & 38 OF WATERBURY GRAPEFRUIT TRACTS, AS PER PLAT THEREOF REC IN PB 2 PG 37 PRMCF LYING AND BEING IN SEC 10, TWN 35S, RNG 20E, MANATEE COUNTY, FL AND BEING MORE PARTICULARLY DESC AS FOLLOWS: COM AT THE SW COR OF TRACT 40 OF SD WATERBURY GRAPEFUIT TRACTS; TH N 00 DEG 44 MIN 43 SEC E ALG THE W LN OF SD TRACT 40 AND THE W LN OF AFOREMENTIONED TRACT 39, A DIST O 584 FT FOR A POB; TH CONT N 00 DEG 44 MIN 43 SEC E ALG SD W LN OF TRACT 39 AND THE W LN OF AFOREMENTIONED TRACT 38, A DIST OF 241.20 FT; TH S 88 DEG 54 MIN 16 SEC E, 903 FT; TH S 00 DEG 44 MIN 43 SEC W, 241.48 FT; TH N 88 DEG 53 MIN 11 SEC W, PAR TO AND 584 FT N OF THE S LN OF AFOREMENTIONED TRACT 40, A DIST OF 903.01 FT TO THE POB. (INST#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 Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01520M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4577 Tax Deed #:2025TD000142</div> <div>NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4577 Year of Issuance 2023 Description of Property BEG AT SW COR OF SE1/4 OF SE1/4 OF NE1/4 OF SEC 14, TH RUN N 30 FT TO A PIPE, TH E 265.51 FT TO A PIPE WHICH IS THE POB, TH N 150 FT, TH E 80 FT, TH S 150 FT, TH W 80 FT TO POB DESC (OR 268 P 245), LESS OR 1852/4140 FOR RD R/W DESC AS FOLLOWS: A PARCEL OF LAND BEING A PORTION OF NE1/4 OF SEC 14, TWN 35S, RNG 17E, BEING DESC AS FOLLOWS: COM AT SE COR OF SD NE1/4; TH N 89 DEG 35 MIN 40 SEC W, ALG S LN OF SD NE1/4, A DIST OF 318.35 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 30.0 FT TO INTERSECTION WITH N DEEDED R/W LN OF 57TH AVE AND POB; TH N 89 DEG 35 MIN 40 SEC W, ALG SD N DEEDED R/W LN, A DIST OF 80.0 FT; TH N 00 DEG 26 MIN 49 SEC E, A DIST OF 1.0 FT; TH S 89 DEG 35 MIN 40 SEC E, A DIST OF 63.70 FT; TH N 45 DEG 28 MIN 00 SEC E, A DIST OF 23.04 FT TO INTERSECTION WITH W R/W LN OF SECOND ST; TH S 00 DEG 26 MIN 49 SEC W, ALG SD W R/W LN, A DIST OF 17.28 FT TO POB PI#58733.0000/7 Parcel ID Number 5873300007 Property Address: 205 57TH AVE W BRADENTON, FL 34207 Names in which assessed: BEATRIZ REYNA, JOSE MORAN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01528M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2023-4830 Tax Deed #:2025TD000147</div> <div>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 Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01528M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2019-12052 Tax Deed #:2025TD000129</div> <div>NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2019-12052 Year of Issuance 2019 Description of Property APT 133 BLDG 5 BURGUNDY CONDO UNIT ONE PI#53475.0315/2 Parcel ID Number 5347503152 Property Address: 202 47TH AVE DR W BRADENTON, FL 34207 Names in which assessed: DONALD H BRANDT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01533M</div>	<div>FOURTH INSERTION</div> <div>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.</div> <div>Certificate Number: 2019-12049 Tax Deed #:2025TD000128</div> <div>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: 2019-12049 Year of Issuance 2019 Description of Property UNIT 214 RAINTREE CONDOMINIUM PI#49566.0105/0 Parcel ID Number 4956601050 Property Address: 2901 26TH ST W BRADENTON, FL 34205 Names in which assessed: DONALD H BRANDT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 09/29/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.</div> <div>Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01531M</div>
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<div>FOURTH INSERTION</div> <div>NOTICE OF ACTION (formal notice by publication) IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION Case No.: 2025-CA-001346 AX, Division: S BARBARA MARTIN, Plaintiff vs. The MARLENE K. VANSLYKE TRUST u/a/d March 7, 2013, Defendant TO: AMANDA PARKER Address and Last Known Whereabouts Unknown YOU ARE HEREBY NOTIFIED that a Petition to Appoint Successor Trustee has been filed in this court. You are required to serve a copy of your written defenses, if any, on Petitioner’s attorney, whose name and address are: JENNIFER J. HENSLEY, ESQ.</div>	<div>FOURTH INSERTION</div> <div>HENSLEY LAW OFFICES, LLC 5190 26th Street West, Suite D Bradenton, Florida 34207-2200 on or before 9/30, 2025, and file the original of the written defenses with the Clerk of this Court either before service or immediately thereafter. Failure to serve and file written defenses as required may result in a judgment or order for the relief demanded, without further notice. Dated on 8/19/2025. First publication on August 29, 2025. ANGELINA COLONNESO As Clerk of Court (SEAL) By: /s/ K. Gaffney eSigned: 08/19/2025 09:05:29 AM As Deputy Clerk Circuit Civil Division 1115 Manatee Avenue West Bradenton, Florida 34205 Aug. 29; Sept. 5, 12, 19, 2025</div> <div>25-01545M</div>
<div>SECOND INSERTION</div> <div>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</div> <div>25-01642M</div>	