

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

**NOTICE OF PUBLIC SALE**  
Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:  
A 1967 Mobile Home, VIN A375 (title number 2829383) and the contents therein, if any, abandoned by former tenant, Christopher Thomas Gallagher  
On October 9, 2025 at 9:00am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 192,

Bradenton, Florida 34210.  
THE EDWARDS LAW FIRM, PL  
500 S. Washington Boulevard,  
Suite 400  
Sarasota, Florida 34236  
Telephone: (941) 363-0110  
Facsimile: (941) 952-9111  
Attorney for Royal Garden Estates  
By: /s/ Sheryl A. Edwards  
SHERYL A. EDWARDS  
Florida Bar No. 0057495  
sedwards@edwards-lawfirm.com  
Sept. 26; Oct. 3, 2025 25-01770M

FIRST INSERTION

**NOTICE OF RECEIPT OF ENVIRONMENTAL SURFACE WATER MANAGEMENT PERMIT APPLICATION**  
Notice is hereby given that the Southwest Florida Water Management District has received a surface water permit application number 924640 from Hide-Away Storage Fort Hamer, LLC, 1813 Manatee Avenue West, Bradenton, FL 34205. The application was received on Tuesday, August 19th, 2025. Proposed activities include: The modification to the approved SWMS dry retention pond serving the 3.05 acre self-storage facility, and 0.69 acre future commercial outparcel that is currently under construction under approved ERP 43-47077.001. The requested modification includes taking credit for the 0.30 acres of the project site that historically discharges into the FDOT inlet collection along US Hwy 301, and modifying the approved dry retention pond and outfall structure into a wet detention pond via excavating an additional 3.5' and treating the site following the Conservation Wet Detention criteria and including a secondary piped outfall to the FDOT SWMS for treatment only, while the remaining balance of the pond maintains the approved discharge location at the southeast corner of the property into the existing swale feature, attenuated by the outfall structure weir, and downstream, spreader swale. The project name is Parrish Storage and is approximately 4.51 acres of land, located in Section 32, Township 33 South, Range 19 East, in Manatee County. There are no outstanding Florida waters or aquatic preserves within the project limits. The application is available for public inspection Monday through Friday at the Southwest Florida Water Management District office located at 2379 Broad Street, Brooksville, Florida 34604-6899 or through the "Application and Permit Search Tools" Function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352) 796-7211 or 1 (800) 423-1476. TDD only #6774.  
September 26, 2025 25-01781M

FIRST INSERTION  
**NOTICE OF PUBLIC MEETING DATES GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of the Greyhawk Landing Community Development District will hold its regular meetings for Fiscal Year 2025/2026 at the Greyhawk Landing Clubhouse located at 12350 Mulberry Avenue, Bradenton, FL 34212. The meetings will convene at 6:00 p.m. on the dates shown below (\*with the exception of the August 19, 2026 meeting which will be held at 5:30 p.m.):  
October 23, 2025  
November 20, 2025  
December 18, 2025  
January 22, 2026  
February 26, 2026  
March 26, 2026  
April 23, 2026  
May 21, 2026  
June 25, 2026  
July 23, 2026  
August 19, 2026\*  
September 24, 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. The meetings 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, Rizzetta & Company, Inc., located at 9530 Marketplace Road, Suite 206, Fort Myers, Florida 33912, (239) 936-0913, 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 (239) 936-0913. 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 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.

Matt O'Nolan  
District Manager  
September 26, 2025 25-01796M

FIRST INSERTION  
**NOTICE OF PUBLIC MEETING DATES WATERLEFE COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Waterlefe Community Development District will hold their Regular Monthly Meetings for the Fiscal Year 2025-2026 on the dates as follows:

- October 20, 2025
- November 17, 2025
- December 15, 2025
- January 19, 2026
- February 23, 2026
- \* Changed due to Presidents Day
- March 16, 2026
- April 13, 2026, - Budget Workshop
- April 20, 2026
- May 18, 2026
- June 15, 2026
- July 20, 2026
- August 17, 2026
- September 21, 2026

All meetings will convene at 2:00 p.m. Unless conducted remotely, meetings will be held at 1022 Fish Hook Cove, Bradenton, Florida 34212. 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 each meeting may be obtained by contacting the District Manager, 2700 S. Falkenburg Road, Suite 2745, Riverview, FL 33578 or by phone at (813) 533-2950. There may be occasions when one or more Supervisors will participate by telephone. At the above location, if the meeting is not remote, 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 any meeting is asked to advise the District Office at (813) 933-5571, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, 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 a 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.

Ruben Durand  
District Manager  
September 26, 2025 25-01768M

FIRST INSERTION

**ADVERTISEMENT OF SALE**  
Property described below will be sold per the Florida Self Storage Facility Act. Sale on Monday the 13th day of October, 2025 at 10:00 AM with bidding to take place on lockerfox.com. Payment and pickup at facility. Otter Self Storage - Whitfield Sarasota, 2024 Whitfield Park Dr, Sarasota, FL, 34243 Chadwick Warner. Daniel Raffo Sale is subject to cancellation in the event of settlement between owner and obligated party.  
Sept. 26; Oct. 3, 2025 25-01764M

FIRST INSERTION

**NOTICE OF WATERLEFE CDD COMMITTEE MEETING DATES FISCAL YEAR 2025 -2026**  
All meetings will be held at 1022 Fish-hook Cove, Bradenton, FL 34212

**Landscaping Committee Meeting Dates (Time: 13:00)**  
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 14, 2026

**House Committee Meeting Dates (Time: 14:00)**  
October 15, 2025  
November 12, 2025  
December 10, 2025  
January 14, 2026  
February 11, 2026  
March 11, 2026  
April 15, 2026  
May 13, 2026  
June 10, 2026  
July 15, 2026  
August 12, 2026  
September 16, 2026

**Golf Committee Meeting Dates (Time: 12:00)**  
October 16, 2025  
November 13, 2025  
December 11, 2025  
January 15, 2026  
February 12, 2026  
March 12, 2026  
April 16, 2026  
May 14, 2026  
June 11, 2026

FIRST INSERTION  
**SOUTHPOINTE OF MANATEE COUNTY COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS**

The Board of Supervisors of the Southpointe of Manatee County Community Development District will hold regular meetings for Fiscal Year 2026 at 11:00 a.m., at 16475 Sweetwater Village Drive, Lakewood Ranch, Florida 34211 as follows:

- October 8, 2025
- November 12, 2025
- December 10, 2025
- January 14, 2026
- February 11, 2026
- March 11, 2026
- April 8, 2026
- May 13, 2026
- July 10, 2026
- July 8, 2026
- August 12, 2026
- September 9, 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. 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://southpointeofmanateecountyccd.net/.

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 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 26, 2025 25-01791M

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

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this joint special meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 711, who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the special 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.

Waterlefe Community Development District

Ruben Durand  
District Manager  
September 26, 2025 25-01767M

FIRST INSERTION  
**NOTICE OF PUBLIC MEETING DATES TREVESTA COMMUNITY DEVELOPMENT DISTRICT**

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

- October 8, 2025
- December 10, 2025
- February 11, 2026
- April 8, 2026
- June 3, 2026
- August 12, 2026

All meetings will convene at 3:00 p.m. and will be held at the Trevesta Clubhouse, located at 6120 Trevesta Place Palmetto, Florida 34221. 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.TrevestaCDD.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.

Matt O'Nolan  
District Manager  
September 26, 2025 25-01793M

FIRST INSERTION

**NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES**  
NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code, that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by Gettel Bradenton, Inc., a Florida corporation, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2502-0001 and seeks to vacate a portion of a platted right-of-way known as Gardenia Street, as recorded in the plat of Floriana Court, in Plat Book 2, Page 162, of the Public Records of Manatee County, Florida, located adjacent to State Road 64, Bradenton, Florida.

On the 21st day of October 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Commission Chambers on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida, 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-175

**A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY A PORTION OF A PLATTED RIGHT-OF-WAY KNOWN AS GARDENIA STREET, IN THE PLAT OF FLORIANA COURT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.**

The Applicant owns the property located at 5815 State Road 64 East, Bradenton, Florida 34208 (Property) Parcel Identification Number 1113900059, which is located directly East of the proposed right-of-way to be vacated and is 19,015 square feet (0.44 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application are RES-6 and PD-MU, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501, Extension 3670.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Kimberly Middleton at (941) 792-8784 Ext. 6012 or kimberly.middleton@mymanatee.org.

According to Section 286.0105, Florida Statutes, any person desiring to appeal any decision made by the Board with respect to any matter to be considered at a public hearing or meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which the appeal is to be based.  
September 26, 2025 25-01782M

FIRST INSERTION  
**BOARD OF SUPERVISORS MEETING DATES WATER'S EDGE COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026**

The Board of Supervisors of the Water's Edge Community Development District will hold their regular meetings for the Fiscal Year 2025-2026 at the Parrish Fire Station #2 Training Room, 3804 N Rye Road, Parrish, FL 34219 at 6:00 p.m. on the 4th Thursday of each month unless otherwise indicated as follows:

- October 23, 2025
- December 4, 2025\* (1st Thursday)
- January 22, 2026
- February 26, 2026
- March 26, 2026
- April 23, 2026
- May 28, 2026
- June 25, 2026
- July 23, 2026
- August 27, 2026
- September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provisions of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from Governmental Management Services - Tampa, LLC, 4530 Eagle Falls Place, Tampa, Florida 33619 or by calling (813) 344-4844 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Jason Greenwood  
District Manager  
September 26, 2025 25-01792M

FIRST INSERTION  
**NOTICE OF PUBLIC MEETING DATES TARA COMMUNITY DEVELOPMENT DISTRICT**

The Board of Supervisors of Tara Community Development District will hold their regular monthly meetings for the Fiscal Year 2025/2026 at 10:00 a.m. and will be held at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203. The meeting dates are as follows:

- October 21, 2025 10:00 a.m.
- December 2, 2025 10:00 a.m.
- January 20, 2026 10:00 a.m.
- February 17, 2026 10:00 a.m.
- March 17, 2026 10:00 a.m.
- April 21, 2026 10:00 a.m.
- May 19, 2026 10:00 a.m.
- June 16, 2026 10:00 a.m.
- July 21, 2026 10:00 a.m.
- August 18, 2026 10:00 a.m.
- September 15, 2026 10:00 a.m.

All meetings will convene at the Tara Community Center, located at 7340 Tara Preserve Lane, Bradenton, Florida 34203.

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, (813) 652-2454, 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 (813) 933-5571. 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 26, 2025 25-01789M

--- PUBLIC SALES / TAX DEEDS ---

FIRST INSERTION

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

Certificate Number: 2023-4427 Tax Deed #:2025TD000139

NOTICE IS HEREBY GIVEN that CANAL TAX SB MUNI CUST 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: 2023-4427 Year of Issuance 2023 Description of Property LOT 11 BLK E CASA LOMA MOBILEHOME SUB P1#55897.1630/6 Parcel ID Number 5589716306 Property Address: 305 51ST AVE E BRADENTON, FL 34203 Names in which assessed: GREGORY ATKINSON, TAMMY ATKINSON 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01744M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SUMMER WOODS COMMUNITY DEVELOPMENT DISTRICT FOR THE FISCAL YEAR 2025-2026

The Board of Supervisors of the Summer Woods Community Development District will hold their regular meetings for the Fiscal Year 2025-2026 at 6:00pm, at the Harrison Ranch Clubhouse, located at 5755 Harrison Ranch Boulevard, Parrish, FL 34219 on the dates indicated as follows:

- October 2, 2025
December 4, 2025
February 5, 2026

- April 30, 2026, Budget Workshop
May 28, 2026, Proposed Budget
July 30, 2026, Final Budget
September 3, 2026

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

pa, Florida 33614 or by calling (813) 533-2950 ("District Office").

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 334-4844 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Matthew O'Nolan
District Manager
September 26, 2025 25-01797M

FIRST INSERTION

NOTICE OF REGULAR BOARD MEETING SCHEDULE FISCAL YEAR 2026 PARRISH PLANTATION COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the Board of Supervisors of the Parrish North Community Development District has scheduled their Regular Board Meetings for Fiscal Year 2026 to be held at The Harrison Ranch Clubhouse located at 5755 Harrison Ranch Blvd Parrish, FL 34219 on the following dates at 3:00 p.m.

- October 16, 2025
November 20, 2025
December 18, 2025\*
January 15, 2026
February 19, 2026
March 19, 2026
April 16, 2026
May 21, 2026
June 18, 2026
July 16, 2026
August 20, 2026
September 17, 2026

\* Please note that meeting dates/location may change.

The regular meetings are open to the public and will be conducted in accordance with the provisions of Florida law for community development districts. The regular meetings may be continued to a date, time, and place to be specified on the record at such special meeting.

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 interested persons 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 these meetings is asked to advise the District Office at (813) 873-7300, at least 48 hours before the meetings. 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.

If any person decides to appeal any decision made by the Board with respect to any matter considered at these meetings, such person will need a record of the proceedings and such person may need to ensure that a verbatim record of the proceedings is made, at his or her own expense, and which record includes the testimony and evidence on which the appeal is based.

Jayna Cooper
District Manager
September 26, 2025 25-01808M

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 Victoria's Art & Learning located at 7301 29th Avenue Dr. W Apt 210 in the City of Bradenton, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of September, 2025.
David and Victoria Johnson
September 26, 2025 25-01780M

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 Root & Rise Living located at 11161 E State Rd 70, Unit 110-915 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of September, 2025.
Threasa Devine
September 26, 2025 25-01778M

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 THE Networking Group located at 15511 Islandwalk Avenue in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of September, 2025.
Michael Goldberg
September 26, 2025 25-01769M

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 The Reading Nest located at 11161 E State Rd 70, Unit 110-915 in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 20th day of September, 2025.
Threasa Devine
September 26, 2025 25-01779M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 10/16/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Table with 3 columns: Unit Number, Name, and Description of Items. Includes units C4126 through C4115 and items like Tools, totes, boxes, Electronics, Totes, Tools, Clothing, etc.

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

Sept. 26; Oct. 3, 2025 25-01766M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice of Public Auction for monies due on storage units. The auction will be held on October 13, 2025, at or after 8:00 am and will continue until finished. Units are said to contain household items. Property sold under Florida Statute 83.806. The names of whose units will be sold are as follows.

Table with 3 columns: Name, Unit, and Balance. Lists names like Lisa Hird, William Clack, Luke Debar, etc. and their respective unit numbers and balances.

Auction date 10/13/2025
COUNTY Manatee
FACILITY 3602 14th Street West Bradenton, FL 34205

Table with 3 columns: Name, Unit, and Balance. Lists names like Aaron Matthews, Terrence McMahon, Diana Jock, etc. and their respective unit numbers and balances.

Sept. 26; Oct. 3, 2025 25-01765M

FIRST INSERTION

BOARD OF SUPERVISORS' MEETING AND WORKSHOP DATES HARRISON RANCH COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2025/2026

The Board of Supervisors of the Harrison Ranch Community Development District ("District") will hold their regular meetings for Fiscal Year 2025/2026 (beginning October 1, 2025, and ending September 30, 2026) at Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219 at the below indicated times, for the purpose of considering any business that may come before the Board on the following dates:

Table with 3 columns: Date, Time, and Meeting Type. Lists dates from October 20, 2025 to September 14, 2026 with corresponding times (6:30 PM).

Additionally, the Board of Supervisors for the District will hold workshops for the purpose of reviewing items on the agenda for the next scheduled meeting of the Board, and discussing other District business. No decisions will be made, and no Board action will be taken, at the workshops. Each workshop will take place at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, Florida 34219, at the below indicated times, on the following dates:

Table with 3 columns: Date, Time, and Meeting Type. Lists date April 20, 2026 at 6:30 PM.

The meetings and workshops are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings and workshops 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 and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue Suite 200, Tampa, FL 33614, or by phone at 813-533-2950, or by visiting the District's website: https://www.harrisonranchcdd.org/.

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 any meeting or workshop 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 a 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.

Matt O'Nolan
District Manager
September 26, 2025 25-01798M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/10/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1970 MARL mobile home bearing vehicle identification number 2155FL421X90991, and all personal items located inside the mobile home. Last Tenant: Janie Goyette, as Personal Representative of the Estate of Robert Harland Blanchard, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Robert Harland Blanchard, Unknown Party or Parties in Possession, Janie Goyette, as Heir and Personal Representative of the Estate of Robert Harland Blanchard, Thomas Blanchard, as Heir and Kimba L. Plaisted, as Heir. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

Sept. 26; Oct. 3, 2025 25-01809M

FIRST INSERTION

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

Certificate Number: 2023-3374 Tax Deed #:2025TD000162

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: 2023-3374 Year of Issuance 2023 Description of Property E 20 FT OF LOT 18 AND AMP; W 40 FT OF LOT 19 BLENKHORN SUB PI#42260.0000/0 Parcel ID Number 4226000000 Property Address: 1810 19TH AVE W BRADENTON, FL 34205 Names in which assessed: EDWARD M BARKOWSKI, SANDRA LEE KERWIN 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025 25-01755M

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource permit application number 920236 from Ellenton Landings, LLC 727 South Orange Avenue, Sarasota, FL 34236. Application received: June 16, 2025. Proposed activity: Residential Development. Project name: Ellenton Landings. Project size: 14.23 Ac. Location: Section(s) 8, Township 34 South, Range 18 East, in Manatee County, Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800)423-1476, TDD only 1(800)231-6103.

September 26, 2025 25-01785M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 10/10/2025 at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1971 DARI mobile home bearing vehicle identification numbers 2444D2F2019A and 2444D2F2019B, and all personal items located inside the mobile home. Last Tenant: Deborah Anne Reeder and Cecil Woodrow Reeder Jr. Sale to be held at: Village on the Greens, 508 44th Avenue E., Lot No. K-13, Bradenton, Florida 34203, (941-755-8909).

Sept. 26; Oct. 3, 2025 25-01810M

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 Jay's Hot Dog Carts located at 921 Faith cir e lot 59 in the City of Bradenton, Manatee County, FL 34212 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 24th day of September, 2025.
Suncoast Food Services LLC
Jason Milburn Managing Member
September 26, 2025 25-01773M

FIRST INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA File No. 2025 CP 002101 Probate Division IN RE: ESTATE OF DAPHNE L. MORRIS, Deceased.

The administration of the estate of DAPHNE L. MORRIS, deceased, whose date of death was August 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or 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 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 26, 2025.

Signed on this 3rd day of September, 2025.

AMY D. DUNGAN
Personal Representative
240 Lemon Bluff Road
Osteen, FL 32764

/s/ Jonell E. Dreznin
JONELLE E. DREZNIN
Attorney for Personal Representative
Florida Bar No. 1064825
ICARD, MERRILL, CULLIS, TIMM,
FUREN & GINSBURG, P.A.
8470 Enterprise Circle, Suite 201
Lakewood Ranch, FL 34202
Telephone: 941.907.0006
Sept. 26; Oct. 3, 2025 25-01806M

--- ESTATE ---

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-001598-AX  
Division Probate  
IN RE: ESTATE OF  
DEANNE LESHNER KAPLAN,  
Deceased.

The administration of the estate of Deanne Leshner Kaplan, deceased, whose date of death was April 4, 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 26, 2025.

**Personal Representative:**  
**Arnold H. Kaplan**  
13235 Palmers Creek Terrace  
Lakewood Ranch, FL 34202  
Attorney for Personal Representative:  
Charla M. Burchett  
E-Mail Addresses:  
cburchett@shutts.com  
embcourt@shutts.com  
Florida Bar No. 0813230  
Shutts & Bowen LLP  
1858 Ringling Blvd., Suite 300  
Sarasota, FL 34236  
Telephone: (941) 552-3500  
Sept. 26; Oct. 3, 2025 25-01783M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 25 CP 001627  
IN RE: ESTATE OF  
MARSHA L.  
WILLIAMS-GLAWITSCH  
Deceased.

The administration of the estate of MARSHA L. WILLIAMS-GLAWITSCH, deceased, whose date of death was March 12, 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 26, 2025.

**Personal Representative:**  
**JANINE M. KISER**  
5035 Cambrian Drive  
Columbus, Ohio 43220  
Attorney for Personal Representative:  
Meghan Griffin Persampiere, Attorney  
Florida Bar Number: 1034073  
Dunlap & Moran, P.A.  
P.O. Box 3948  
Suite 300  
Sarasota, Florida 34230  
Telephone: (941)366-0115  
Fax: (941) 365-4660  
E-Mail: mgriffin@dunlapmoran.com  
Secondary E-Mail:  
jmoranstaff@dunlapmoran.com  
Sept. 26; Oct. 3, 2025 25-01763M

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-2122  
IN RE: ESTATE OF  
ELIZABETH SUE SWANSON,  
Deceased.

The administration of the estate of ELIZABETH SUE SWANSON, deceased, whose date of death was August 25, 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, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 26, 2025.

**Francis M. Swanson**  
**Personal Representative**  
4955 Greenland Hideaway Drive South  
Jacksonville, FL 32258  
Kevin M. Collver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE, PER-  
RON, SHEA & JOHNSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcollver@barneswalker.com  
Secondary Email:  
swix@barneswalker.com  
Sept. 26; Oct. 3, 2025 25-01760M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Manatee COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025 CP 002187 AX  
Division Probate  
IN RE: ESTATE OF  
Susan L. Swan Gustomski,  
Deceased.

The administration of the estate of Susan L. Swan Gustomski, deceased, whose date of death was July 13th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE.  
The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is September 26, 2025.

**Travis S. Gustomski**  
P.O. Address: 11827 69th Street East,  
Parrish, FL 34219  
Comprehensive Estate Planning, PLLC  
Attorneys for Personal Representative  
2477 Stickney Point Road  
Suite 215 B  
Sarasota, FL 34231  
Telephone: (941) 953-9600  
Florida Bar No. 987026  
Email Addresses:  
jwest@johnwestiii.com  
Sept. 26; Oct. 3, 2025 25-01786M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-2138  
Division Probate  
IN RE: ESTATE OF  
BRUCE E. GREENAWALT  
Deceased.

The administration of the estate of BRUCE E. GREENAWALT, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue, 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.

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 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 26, 2025.

**Personal Representative:**  
**CAROLE G. DALEY**  
823 Crossfield Place  
Venice, Florida 34293  
Attorney for Personal Representative:  
BRADEN H. SHARRER  
Attorney  
Florida Bar Number: 0084674  
FARR LAW FIRM P.A.  
237 Nokomis Avenue South  
Venice, FL 34285  
Telephone: (941) 488-7751  
Fax: (941) 497-7636  
E-Mail: bsharrer@farr.com  
Secondary E-Mail: twiess@farr.com  
Sept. 26; Oct. 3, 2025 25-01761M

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-2127  
IN RE: ESTATE OF  
CAMILLA WOODS BOLTE,  
Deceased.

The administration of the estate of CAMILLA WOODS BOLTE, deceased, whose date of death was July 14, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 26, 2025.

**Fred W. Bolte**  
**Personal Representative**  
6324 7th Court East  
Bradenton, FL 34203  
Kevin M. Collver  
Attorney for Personal Representative  
Florida Bar No. 0104450  
BARNES WALKER, GOETHE, PER-  
RON, SHEA & JOHNSON, PLLC  
3119 Manatee Avenue West  
Bradenton, FL 34205  
Telephone: (941) 741-8224  
Email: kcollver@barneswalker.com  
Secondary Email:  
swix@barneswalker.com  
Sept. 26; Oct. 3, 2025 25-01762M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025-CP-002177  
Division Probate  
IN RE: ESTATE OF  
JENNIE V. SCOTT Deceased.

The administration of the estate of JENNIE V. SCOTT, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address which is 1115 Manatee Avenue West, 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 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 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 26, 2025.

**Personal Representative:**  
**Timothy E. Scott**  
2531 Lincoln Rd.  
Navarre, FL 32566-2454  
Attorney for Personal Representative:  
Dana Laganella Gerling, Esq.  
Florida Bar No. 0503991  
Affordable Attorney  
Gerling Law Group Chartered  
6148 State Road 70 East,  
Bradenton, FL 34203  
Telephone: (941) 756-6600  
Email:  
dlaganella@gerlinglawgroup.com  
Sept. 26; Oct. 3, 2025 25-01794M

FIRST INSERTION

**NOTICE OF APPLICATION  
FOR TAX DEED**  
Section 197.512 F.S.  
Certificate Number: 2023-3332  
Tax Deed #:2025TD000090

NOTICE IS HEREBY GIVEN THAT JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3332 Year of Issuance 2023 Description of Property LOT 9, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. LOT 10, GRAVES - SAWYER SUB, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 111, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#40878.0030/9 Parcel ID Number 4087800309 Property Address: 21ST ST W BRADENTON, FL 34205 Names in which assessed: 1310 21ST W ST LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/06/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
September 26, 2025 25-01784M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025CP002141AX  
IN RE: ESTATE OF  
KENNETH TRACY MCGREGOR,  
A/K/A KENNETH T. MCGREGOR  
deceased

The administration of the estate of KENNETH TRACY MCGREGOR, a/k/a KENNETH T. MCGREGOR, deceased, whose date of death was August 17, 2025, File Number 2025CP002141AX, 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 name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice 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 THIRTY DAYS 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 estate of decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE.

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
**/s/ Raymond P. Scaringe**  
435 12th Street West, Suite 206  
Bradenton, FL 34205  
/s/ Walter Sowa, III  
Attorney for Personal Representative  
435 12th Street West, Suite 206  
Bradenton, FL 34205  
941-840-0820  
FL Bar No. 102220  
Walter@SowaLegal.com  
Sept. 26; Oct. 3, 2025 25-01771M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR  
Manatee COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025CP2025  
Division Probate  
IN RE: ESTATE OF  
Kathleen M. Gaseor  
Deceased.

The administration of the estate of Kathleen M. Gaseor, deceased, whose date of death was July 2nd, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE 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 26, 2025.

**ROBERT W. DARNELL**  
**ATTORNEY AT LAW**  
Attorneys for Personal Representative  
2639 FRUITVILLE ROAD  
SUITE 201  
SARASOTA, FL 34237  
Telephone: (941) 365-4950  
Florida Bar No. 0611999  
Sept. 26; Oct. 3, 2025 25-01790M

**HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER** **CALL 941-906-9386** and select the appropriate County name from the menu option or e-mail [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com) **Business Observer**

# Q&A

## Q Are there different types of legal notices?

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

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

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

## Q Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfill all of those standards.

LV18237\_V27

To publish your legal notice email: [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](http://Legals.BusinessObserverFL.com)

--- PUBLIC SALES / ESTATE ---

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 Little Loaf & Loom Co. located at 7606 40th Ave West in the City of Bradenton, Manatee County, FL 34209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 23rd day of September, 2025.  
Carolina Marchany  
September 26, 2025

25-01799M

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 Code & Coast marketing located at 955 53rd st east apt 221 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 22nd day of September, 2025.  
Traquez Martin  
September 26, 2025

25-01788M

FIRST INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT OF  
MANATEE COUNTY,  
FLORIDA PROBATE DIVISION  
File No. 2025CP001889AX  
IN RE: The Estate of  
**HAROLD GERALD WELLS**  
deceased

The administration of the estate of HAROLD GERALD WELLS, deceased, whose date of death was January 13, 2025, File Number 2025CP001889AX, 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 name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice 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 THIRTY DAYS 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 estate of decedent must file their claims with this court WITHIN THREE MONTHS AFTER THE DATE OF FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this notice is September 26, 2025.

**Personal Representative:**  
/s/ Brenda Richter  
435 12th Street West, Suite 206  
Bradenton, FL 34205

/s/ Walter Sowa, III  
Attorney for  
Personal Representative  
435 12th Street West,  
Suite 206  
Bradenton, FL 34205  
941-840-0820  
FL Bar No. 102220  
Walter@SowaLegal.com  
Sept. 26; Oct. 3, 2025

25-01787M



**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.

**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

--- ACTIONS / SALES ---

--- TAX DEEDS ---

FIRST INSERTION

**NOTICE OF ACTION FOR PUBLICATION**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
Case No.: 2025 DR 2104  
Division: 4

**IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF DALLAS RAY FOLLETT Minor Child.**

TO: Kylee Lauren Follett  
DOB: 09/09/1999  
Age: 26 Race: White Hair Color: Brown Eye Color: Brown Height: 5'7 Weight: 180 lbs  
Date of Birth of minor children: 12/29/2021  
Place of Birth of minor child: Sarasota County, Florida

YOU ARE NOTIFIED that an action for JOINT PETITION GRANDPARENT'S ADOPTION AND TERMINATION OF PARENTAL RIGHTS has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 10/29/2025, and file the original with

the clerk of this court at Manatee County Courthouse, 1115 Manatee Ave W, Manatee, Florida 34205, either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the petition.

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

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

DATED this 17TH day of September, 2025.

CLERK OF THE CIRCUIT COURT  
By: /s/ Deputy Clerk  
Sept. 26; Oct. 3, 10, 17, 2025  
25-01774M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 2024CA000642AX

**Wells Fargo Bank, N.A., Plaintiff, vs. Michelle R. Garcia, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2024CA000642AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Wells Fargo Bank, N.A. is the Plaintiff and Michelle R. Garcia; Hasani Capital LLC; Guadalupe Garcia are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 10th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 41, BECK ESTATES, A SUBDIVISION, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORIDA.  
TAX ID: 731800009  
Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.

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

Dated this 17th day of September, 2025.

BROCK & SCOTT, PLLC  
Attorney for Plaintiff  
4919 Memorial Hwy, Suite 135  
Tampa, FL 33634  
Phone: (954) 618-6955  
Fax: (954) 618-6954  
FLCourtDocs@brockandscott.com  
By: /s/Justin J. Kelley  
Justin J. Kelley, Esq.  
Florida Bar No. 32106  
File # 24-F00434  
Sept. 26; Oct. 3, 2025 25-01759M

FIRST INSERTION

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

Certificate Number: 2023-3184  
Tax Deed #:2025TD000137

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3184 Year of Issuance 2023 Description of Property UNIT 6124 PEBBLE SPRINGS CLUSTER III CONDO AMENDED PI#37828.1550/4 Parcel ID Number 378281550/4 Property Address: 6124 7TH AVE W BRADENTON, FL 34209 Names in which assessed: CHARLES MICHAEL FANNON, KATHE TUPIN FANNON, KATHY TUPIN FANNON 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
Sept. 26; Oct. 3, 10, 17, 2025

25-01742M

FIRST INSERTION

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

Certificate Number: 2023-5097  
Tax Deed #:2025TD000149

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: 2023-5097 Year of Issuance 2023 Description of Property LOT 2 BLK 41 1ST ADD TRAILER ESTATES PI#67802.0000/9 Parcel ID Number 6780200009 Property Address: 6904 TARPON LN BRADENTON, FL 34207 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
Sept. 26; Oct. 3, 10, 17, 2025

25-01731M

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 2017CA003687AX  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. MOHAMMAD D ADNAN RAHMAN, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated August 27, 2025, issued in and for Manatee County, Florida, in Case No. 2017CA003687AX, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and MOHAMMAD D ADNAN RAHMAN, CEMEX CONSTRUCTION MATERIALS FLORIDA , INC. , FIFTH THIRD BANK and WHITNEY BANK, AS SUCCESSOR TO WHITNEY NATIONAL BANK are the Defendants.

The Clerk of the Court, ANGELINA COLONNOSO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 12, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 3 OF INDIAN MEADOW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 36, PAGES 186 AND 187, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 935 Bayshore Drive, Terra Ceia, FL 34250

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

Dated: This 18th day of September, 2025.

Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
Sept. 26; Oct. 3, 2025 25-01772M

FIRST INSERTION

**NOTICE OF SALE**  
IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA

CASE NO: 24-CC-3725  
POLO RUN HOMEOWNER'S ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs.

JACHAEL COLEMAN MOORE; MICHAEL MARIE POLINO-MOORE; 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:

Lot 318, POLO RUN PHASE IIC, IID & IIE, according to the Plat thereof as recorded in Plat Book 66, Page 68, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.  
Property Address: 17551 Polo Trail, Lakewood Ranch, FL 34211

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 15, 2025

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

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.

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.

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. 26; Oct. 3, 2025 25-01758M

FIRST INSERTION

**NOTICE OF FORECLOSURE SALE**  
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA  
GENERAL JURISDICTION DIVISION  
Case No. 41-2009-CA-011504

**WELLS FARGO BANK, NA, Plaintiff, vs.**

**THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BETTY HUGHES A/K/A BETTY R. HUGHES A/K/A BETTY S. HUGHES, DECEASED, et al., Defendants.**

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 41-2009-CA-011504 of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein WELLS FARGO BANK, NA is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES, OR OTHER CLAIMANTS CLAIMING BY, THROUGH, UNDER, OR AGAINST BETTY HUGHES A/K/A BETTY R. HUGHES A/K/A BETTY S. HUGHES, DECEASED; ROBERT C. HUGHES A/K/A ROBERT HUGHES, AS HEIR OF THE ESTATE OF BETTY HUGHES, DECEASED; 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 SPOUSE, HEIRS, DEVISEES, GRANTEES, OR OTHER CLAIMANTS; CBA INV INC., AN INACTIVE CORP.; UNITED STATES OF AMERICA; UNIVERSITY PLACE NEIGHBORHOOD ASSOCIATION, INC.; TENANT #1; TENANT

#2; BETTY HUGHES; ROBERT C. HUGHES A/K/A ROBERT HUGHES, AS HEIR OF THE ESTATE OF BETTY HUGHES, DECEASED 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 23rd day of October, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 11, CHARLESTON POINTE PHASE A AT UNIVERSITY PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA  
TAX ID: 2054720559

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

Dated this 17th 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 # 15-F06501  
Sept. 26; Oct. 3, 2025 25-01757M

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

CIRCUIT CIVIL DIVISION  
CASE NO.: 412025CA000138CAAXMA  
U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST, Plaintiff, v. JOHN T. DAVIS, et al., Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated August 25, 2025, issued in and for Manatee County, Florida, in Case No. 412025CA000138CAAXMA, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and JOHN T. DAVIS, UNKNOWN SPOUSE OF JOHN T. DAVIS N/K/A LINDA DAVIS, FLORIDA DEPARTMENT OF REVENUE, INTERNAL REVENUE SERVICE and SUMMERFIELD/ RIVERWALK VILLAGE ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, ANGELINA COLONNOSO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 05, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 23, SUMMERFIELD VILLAGE, SUBPHASE C, UNIT 13, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 33, PAGE 90, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 1 2 5 0 7 Rockrose Glen, Bradenton, FL 34202

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

Dated: This 18th day of September, 2025.

Respectfully submitted,  
HOWARD LAW  
4755 Technology Way, Suite 104  
Boca Raton, FL 33431  
Telephone: (954) 893-7874  
Facsimile: (888) 235-0017  
Designated Service E-Mail: Pleadings@HowardLaw.com  
By: /s/ Matthew B. Klein  
Matthew B. Klein, Esq.  
Florida Bar No.: 73529  
E-Mail: Matthew@HowardLaw.com  
Sept. 26; Oct. 3, 2025 25-01777M

FIRST INSERTION

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

Certificate Number: 2023-1524  
Tax Deed #:2025TD000104

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: 2023-1524 Year of Issuance 2023 Description of Property LOTS 11,12 BLK D BRADEN MANOR , AS PER THE PLAT THEREOF RECORDED IN PLAT BOOK 4, PAGE 66 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FL PI#13365.0000/2 Parcel ID Number 1336500002 Property Address: 808 24TH ST E BRADENTON, FL 34208 Names in which assessed: ANGELA LOVE, ARNETTA BUNDRAGE, BENNY BUNDRAGE, CHRISTINE HILL, ELOISE MCDAMAS, GREGORY MITCHELL, HERMAN ROBINSON, HUBERT ROBINSON, J W ROBINSON, LAVONNE PRICE, MARVA J MITCHELL, MARVA JEAN MITCHELL, TANGELA LOVE, YVONNE WELCH 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
Sept. 26; Oct. 3, 10, 17, 2025

25-01746M

FIRST INSERTION

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

Certificate Number: 2023-1622  
Tax Deed #:2025TD000131

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1622 Year of Issuance 2023 Description of Property BEG FROM NW COR OF LOT Z, ELWOOD PARK TOWNSITE, RUN 50 FT SE ALG RD BET LOTS Z & A, TH 150 FT SW, 50 FT NW, 150 FT NE TO POB. ALSO DESC AS PER BDRY AGREEMENT AND RECIPROCAL CONVEYANCE SET OUT IN BOOK 472 P 322 AS: BEG AT THE NORTHERNMOST COR OF LOT Z OF ELWOOD PARK; RUN TH SELY ALG THE NLY BORDER OF SD LOT, A DIST OF 50 FT; RUN TH SWLY PARALLEL WITH NWLY BDRY OF SD LOT A DIST OF 150 FT, M/L TO THE SWLY BDRY OF SD LOT; RUN TH SWLY ALG THE SWLY BDRY OF SD LOT, A DIST OF 150 FT, M/L TO THE POB; TOGETHER WITH ELY 1/2 OF VACATED ST [INSERT & N 1/2 OF VACATED ST LYING S OF THE ABOVE DESC PARCEL. ] (OR 1407 P 7502) PI#14243.0000/0 Parcel ID Number 1424300000 Property Address: 2220 51ST BLVD E BRADENTON, FL 34208 Names in which assessed: MCFARLAND, TISHA ELIZABETH (HESS), MERLE C QUANDT, TISHA ELIZABETH HESS MCFARLAND 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
Sept. 26; Oct. 3, 10, 17, 2025

25-01736M

--- TAX DEEDS ---

FIRST INSERTION

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

Certificate Number: 2023-193 Tax Deed #:2025TD000133

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: 2023-193 Year of Issuance 2023 Description of Property LOTS 6,7 BLK 32 PLAT OF MYAKKA CITY ORB 622 PGS 495,496 PI#1840.0000/8 Parcel ID Number 184000008 Property Address: 10440 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: MICHELLE BENNETT 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01738M

FIRST INSERTION

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

Certificate Number: 2023-3209 Tax Deed #:2025TD000160

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: 2023-3209 Year of Issuance 2023 Description of Property UNIT 20 BLK G PHASE E, ALSO CARPORT T PINE BAY FOREST CONDO PI#38448.0605/3 Parcel ID Number 3844806053 Property Address: 7518 4TH AVE W BRADENTON, FL 34209 Names in which assessed: CATHERINE RATVAY, GREGORY M SAWCHUK 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01753M

FIRST INSERTION

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

Certificate Number: 2023-2719 Tax Deed #:2025TD000157

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 09 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: 2023-2719 Year of Issuance 2023 Description of Property UNIT 402 LAGUNA AT RIVIERA DUNES II, A CONDO PI#25816.3130/9 Parcel ID Number 2581631309 Property Address: 606 RIVIERA DUNES WAY APT 402 PALMETTO, FL 34221 Names in which assessed: RODERICK MCKENNEY, WANDA BROWN 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01751M

FIRST INSERTION

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

Certificate Number: 2023-5520 Tax Deed #:2025TD000151

NOTICE IS HEREBY GIVEN that SKILAC 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: 2023-5520 Year of Issuance 2023 Description of Property UNIT 104 SOUTH BLDG THE CASTILLIAN CONDO TOGETHER WITH ASSIGNED PARKING SPACE #12 AND STORAGE SPACE #8 PI#80073.0175/0 Parcel ID Number 8007301750 Property Address: 4525 GULF OF MEXICO DR APT 104 LONGBOAT KEY, FL 34228 Names in which assessed: DAVID J BREWER, PAIGE N BREWER 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01734M

FIRST INSERTION

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

Certificate Number: 2023-287 Tax Deed #:2025TD000159

NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-287 Year of Issuance 2023 Description of Property TRACT 59 LESS E 702.58 FT; ALSO THE S 20 FT OF E 702.58 FT OF TRACT 59 WATERBURY GRAPEFRUIT TRACTS SUB OF SEC PI#3147.4700/7 Parcel ID Number 314747007 Property Address: 4748 VERNA BETHANY RD MYAKKA CITY, FL 34251 Names in which assessed: RONALD L BUTRUM JR 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01752M

FIRST INSERTION

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

Certificate Number: 2023-2620 Tax Deed #:2025TD000134

NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST 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: 2023-2620 Year of Issuance 2023 Description of Property LOTS 366,367,368; ALSO THE E1/2 OF VACATED ALLEY LY W OF LOT 366 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25114.0000/0 Parcel ID Number 2511400000 Property Address: 415 29TH ST E PALMETTO, FL 34221 Names in which assessed: DAVID L SIMPSON, SHERRYE SIMPSON 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01739M

FIRST INSERTION

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

Certificate Number: 2023-1889 Tax Deed #:2025TD000132

NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST 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: 2023-1889 Year of Issuance 2023 Description of Property UNIT 5-D TARA PLANTATION GARDENS PHASE II PI#17315.3205/5 Parcel ID Number 1731532055 Property Address: 5465 FAIR OAKS ST BRADENTON, FL 34203 Names in which assessed: BURNETT M CAUDILL II, CELESTE SCOTT CAUDILL, MARSHALL & CELESTE CAUDILL LIVING TRUST U/A/D 6/18/24 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01737M

NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412025CA001500CAAXMA UNITED WHOLESALE MORTGAGE, LLC, Plaintiff, vs. GAIL HURD A/K/A GAIL L. HURD, DECEASED, et. al. Defendant(s), TO: THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GAIL HURD A/K/A GAIL L. HURD, DECEASED, whose residence is unknown if he/she/they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through,

under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: BRIAN HURD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: CONDOMINIUM UNIT 40, CORTEZ VILLAS CONDOMINIUM 11, PHASE A, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 967, PAGE 1708, AS AMENDED FROM TIME TO TIME, AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 10, PAGE 10 AND 11, OF THE ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and CYNTHIA LANGSTON, UNKNOWN SPOUSE OF CYNTHIA LANGSTON, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK and FLORIDA HOUSING FINANCE CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA000163AX US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. CYNTHIA LANGSTON, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated September 18, 2025, issued in and for Manatee County, Florida, in Case No. 2025CA000163AX, wherein US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and CYNTHIA LANGSTON, UNKNOWN SPOUSE OF CYNTHIA LANGSTON, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK and FLORIDA HOUSING FINANCE CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

NOTICE OF ACTION BY PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 CA 001559 LARRY JAMES BOWEN, Plaintiff, v. KAJAINE ESTATES, LLC, FCI LENDER SERVICES, INC. MORTGAGE ELECTRONIC REGISTRATION SYSTEMS, INC., AND ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR AGAINST THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE, OR INTEREST IN THE PROPERTY, LOAN, OR MORTGAGE DESCRIBED HEREIN, Defendants. TO: ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE, OR INTEREST IN THE PROPERTY, LOAN, OR MORTGAGE DESCRIBED HEREIN; YOU ARE HEREBY notified that an action seeking to quiet title against the named Defendants and to extinguish the encumbrance through the mortgage recorded on December 7, 2004 at Official Records Instrument Number: 200441002050655 in the Public Records of Manatee County, Florida, upon the following described real property located in MANATEE County, Florida: 612 13th Ave W, Bradenton, FL 34205 Lot 8, less the West 6 feet, Block C, Subdivision of the SE ¼ of the NW ¼ of the NE ¼ HORTONS SUBDIVISION according to the map or plat thereof as recorded in Plat Book 1, Page 134, Public Records of Manatee County, Florida. And Lot 10, Block C as shown on map of the Subdivision of the SE ¼ of NW ¼ of NE ¼ of Section 35, Township 34 South, Range 17 East, recorded in the Office of the Clerk of the Circuit Court for Manatee County, Florida in Volume 1 of Maps at Page 134. And

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS AND BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on October 15, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE I, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2025-DP-003 Div.J N.B. DOB: 12/25/2024, MINOR CHILD TO: Tjuana Booth, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights

under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. TO: BRIAN HURD, whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein. YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property: CONDOMINIUM UNIT 40, CORTEZ VILLAS CONDOMINIUM 11, PHASE A, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 967, PAGE 1708, AS AMENDED FROM TIME TO TIME, AS PER PLAT THEREOF, RECORDED IN CONDOMINIUM BOOK 10, PAGE 10 AND 11, OF THE ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and CYNTHIA LANGSTON, UNKNOWN SPOUSE OF CYNTHIA LANGSTON, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK and FLORIDA HOUSING FINANCE CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and CYNTHIA LANGSTON, UNKNOWN SPOUSE OF CYNTHIA LANGSTON, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK and FLORIDA HOUSING FINANCE CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit:

MORTGAGE DESCRIBED HEREIN; YOU ARE HEREBY notified that an action seeking to quiet title against the named Defendants and to extinguish the encumbrance through the mortgage recorded on December 7, 2004 at Official Records Instrument Number: 200441002050655 in the Public Records of Manatee County, Florida, upon the following described real property located in MANATEE County, Florida: 612 13th Ave W, Bradenton, FL 34205 Lot 8, less the West 6 feet, Block C, Subdivision of the SE ¼ of the NW ¼ of the NE ¼ HORTONS SUBDIVISION according to the map or plat thereof as recorded in Plat Book 1, Page 134, Public Records of Manatee County, Florida. And Lot 10, Block C as shown on map of the Subdivision of the SE ¼ of NW ¼ of NE ¼ of Section 35, Township 34 South, Range 17 East, recorded in the Office of the Clerk of the Circuit Court for Manatee County, Florida in Volume 1 of Maps at Page 134. And

JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on October 15, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE I, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK

and permanently commit the following child for adoption: N.B. born on 12/25/2024. You are hereby commanded to appear on October 20, 2025, at 9:00 AM before the Honorable Lon Arndt at the Manatee Courthouse, Manatee County Judicial Center Courtroom 8B 1051 Manatee Ave. W Bradenton, FL 34205, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

FIRST INSERTION

PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA: TOGETHER WITH PARKING SPACES 40A AND 40B.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on counsel for Plaintiff, whose address is 6409 Congress Ave., Suite 100, Boca Raton, Florida 33487 on or before (30 days from Date of First Publication of this Notice) and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition filed herein. 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. 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. WITNESS my hand and the seal of this Court at Manatee County, Florida, this 19TH day of SEPTEMBER, 2025. ANGELINA COLONNESO CLERK OF THE CIRCUIT COURT (SEAL) BY: KRIS GAFFNEY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com Sept. 26; Oct. 3, 2025 25-01775M

FIRST INSERTION

THE WEST 72 FEET OF LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK "O", HOLMES BEACH, 13TH UNIT, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 310 56th St., Holmes Beach, FL 34217 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 order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: This 19th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Sept. 26; Oct. 3, 2025 25-01776M

FIRST INSERTION

Lot 9, Block C as shown on map of the Subdivision of the SE ¼ of NW ¼ of NE ¼ of Section 35, Township 34 South, Range 17 East, recorded in the Office of the Clerk of the Circuit Court for Manatee County, Florida in Volume 1 of Maps at Page 181. PID: 4333600059 (the "Property"). has been filed against you and you are required to serve a copy of your written defenses, if any, upon Derek W. Eise-mann, Esq., of Michael J. Belle, P.A., Attorney for Plaintiff, whose address is 2364 Fruitville Road, Sarasota, Florida 34237, within 30 days from the first date of publication, and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Plaintiff's Complaint. 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

FIRST INSERTION

2811, PAGE 3286, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. 17510 GAWTHROP DRIVE #107, BRADENTON, FL 34211 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-226503 - RaO Sept. 26; Oct. 3, 2025 25-01803M

FIRST INSERTION

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 as Clerk of said Court and the Seal thereof, this 17 day of September, 2025. Angelina M. Colonnese, Clerk of Court By: /s/ C. Hoatland Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-01756M

Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: This 19th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Sept. 26; Oct. 3, 2025 25-01776M

do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on this 22nd day of September, 2025. Angelina M. Colonnese Clerk of the Circuit Court 1115 Manatee Avenue West Bradenton, Florida 34205-7803 By: As: Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-01795M

least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-226503 - RaO Sept. 26; Oct. 3, 2025 25-01803M

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

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

**CASE NO.: 2022-CA-003586 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ALVARO ROMERO A/K/A ALVARO ROMERO JR., et al., Defendants.**  
 NOTICE is hereby given that, Angelina "Angel" Colonnese Clerk of the Circuit Court of Manatee County, Florida, will on October 23, 2025, at 11:00 a.m. ET, via the online auction site at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: Lot 10, Block C, NORTH ORANGE ESTATES, as per plat thereof recorded in Plat Book

36, Pages 96 through 99, Public Records of Manatee County, Florida.  
 Property Address: 1619 24th Street East, Palmetto, FL 34221  
 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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

SUBMITTED on this 23rd day of September, 2025.  
 TIFFANY & BOSCO, P.A.  
 /s/ Kathryn I. Kasper, Esq.  
 Anthony R. Smith, Esq.  
 FL Bar #157147  
 Kathryn I. Kasper, Esq.  
 FL Bar #621188  
 Attorneys for Plaintiff  
 OF COUNSEL:  
 Tiffany & Bosco, P.A.  
 1201 S. Orlando Ave, Suite 430  
 Winter Park, FL 32789  
 Telephone: (205) 930-5200  
 Facsimile: (407) 712-9201  
 Sept. 26; Oct. 3, 2025 25-01804M

--- TAX DEEDS ---

FIRST INSERTION

**NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S.**  
 Certificate Number: 2021-3760  
 Tax Deed #:2025TD000130

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: 2021-3760 Year of Issuance 2021 Description of Property LOT 1, ELMORE PROPERTY, LESS H/W R/W AS DESC IN OR 205/372, LOTS 2,3; LESS OR 706 P 70; SUBJ TO DRIVEWAY EASMTS DESC IN OR 999 P 7 & OR 999 P 13; ALSO LESS OR 2097/2532 DESC AS FOLLOWS: LOT 1, LESS THE S 300 FT, LOT 2, LESS THE S 300 FT & LOT 3, LESS THE S 315 FT OF THE W 160 FT & LESS THE S 300 FT OF THE E 6.5 FT OF SD LOT 3 ELMORE PROPERTY; TOGETHER WITH THE S 300 FT OF THE E 140 FT OF LOT 1, LESS THE S 18 FT OF THE E 7.3 FT FOR THE DOT R/W; THE W 1.5 FT OF THE S 300 FT OF LOT 1; THE S 300 FT OF LOT 2; THE E 6.5 FT OF THE S 300 FT OF LOT 3, PLAT OF ELMORE PROPERTY AS REC IN PB 4 PG 79A, BEING THE SAME PROPERTY DESC AS FOLLOWS: BEG AT THE NE COR OF LOT 1, ELMORE PROPERTY SUB AS REC IN PB 4 PG 79A, OF THE PRMCF; TH S 89 DEG 35 MIN 30 SEC W, ALG THE N LN OF SD SUB, 499.50 FT TO THE NW COR OF LOT 3, OF SD SUB; TH S 00 DEG 17 MIN 34 SEC E, ALG THE W LN OF SD LOT 3, A DIST OF 326.45 FT; TH N 89 DEG 31 MIN 30 SEC E, 135.00 FT; TH S 00 DEG 17 MIN 34 SEC E, 315.00 FT TO THE N R/W LN OF STATE RD 684; TH N 89 DEG 31 MIN 30 SEC E, ALG SD N R/W/L, 357.20 FT; TH N 00 17 MIN 34 SEC W, 18.00 FT; TH N 89 DEG 31 MIN 30 SEC E, 7.30 FT; TH N 00 DEG 17 MIN 34 SEC W, ALG THE E LN OF LOT 1, 622.87 FT TO THE POB; SUBJ TO EASMT REC IN OR 706/74. PI#49280.0005/9 Parcel ID Number 4928000059 Property Address: MAIN ST BRADENTON, FL 34207 Names in which assessed: TOYS R US-DELAWARE 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01733M

FIRST INSERTION

**NOTICE OF PUBLIC SALE**

Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash:

A 1980 Mobile Home, VIN BHFLSNA801120/VINFLSNB801120 and the contents therein, if any, abandoned by former tenant, Margaret J. Riggan

On October 9, 2025 at 9:15am at Seabreeze Mobile Estates, 3901 71st St. W. Lot 69, Bradenton, Florida 34209. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Seabreeze Mobile Estates By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com Sept. 26; Oct. 3, 2025 25-01800M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 002156 IN RE: ESTATE OF STEPHEN W. MILLER, Deceased.**

The administration of the estate of Stephen W. Miller, deceased, whose date of death was September 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 254000, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is September 26, 2025.

**Connie O'Shaughnessy-Los**  
 5474 Chantecleire  
 Sarasota, FL 34235  
 R. Craig Harrison, Esq., B.C.S.  
 Attorney for Personal Representative  
 Florida Bar No. 0466530  
 LYONS, BEAUDRY & HARRISON, P.A.  
 1605 Main Street, Suite 1111  
 Sarasota, FL 34236  
 Telephone: 941-366-3282  
 Facsimile: 941-954-1484  
 Email:  
 craig@lyonsbeaudryharrison.com  
 annette@lyonsbeaudryharrison.com  
 Sept. 26; Oct. 3, 2025 25-01805M

FIRST INSERTION

**NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS**

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY  
**CASE NO. 2023-DP-306 DIV. J IN THE INTEREST OF: R.R.H. DOB: 9/29/2017, MINOR CHILD**

TO: Russell Hill, address unknown  
 YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: R.R.H. born on 9/29/2017. You are hereby commanded to appear on December 1, 2025, at 10:30 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING.

FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR

ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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.

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 24 day of September, 2025.  
 Angelina Colonnese  
 Manatee County Clerk of  
 The Circuit Court  
 By: /s/ C. Gaskin  
 As Deputy Clerk  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01811M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2025 CP 1995 IN RE: THE ESTATE OF HELEN MARY SACHEL, Deceased.**

The administration of the estate of HELEN MARY SACHEL, deceased, whose date of death was May 6, 2025, and whose last 4 digits of Social Security Number are 5142, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office 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 WITHIN THE LATER OF 3 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 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 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 9/26/25.

**Personal Representative LARRY FOSTER c/o Richard Barton Ray, Registered Agent**  
 6108 26th Street West, Suite 2  
 Bradenton, Florida 34207  
 Attorney for Personal Representative  
 s/Richard Barton Ray  
 RICHARD BARTON RAY, Esquire  
 6108 26th Street West, Suite 2  
 Bradenton, Florida 34207  
 (941) 755-3731  
 Florida Bar No: 0717381  
 Sept. 26; Oct. 3, 2025 25-01802M

FIRST INSERTION

**NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025 CP 001790 AX Division Probate IN RE: ESTATE OF PATRICIA A. WALSH Deceased.**

The administration of the estate of Patricia A. Walsh, deceased, whose date of death was May 4, 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, Fla. Stat., applies, or may apply, unless

a written demand is made by a creditor as specified under §732.221, Fla. Stat. 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 §733.702 FLA. STAT., 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 26, 2025.

**Personal Representative: Linda Walsh**  
 6024 Broward Place  
 Glen Allen, Virginia 23059  
 Attorney for Personal Representative:  
 Lindsey E. Jones, Esq.  
 Attorney for Linda Walsh  
 Florida Bar Number: 1003292  
 Bach, Jacobs & Byrne, P.A.  
 2033 Main Street, Ste. 505  
 Sarasota, FL 34237  
 Telephone: (941) 906-1231  
 Fax: (941) 954-1185  
 E-Mail: lindsey@sarasotaelderlaw.com  
 Secondary E-Mail:  
 morgan@arasotaelderlaw.com  
 Sept. 26; Oct. 3, 2025 25-01801M

FIRST INSERTION

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

Certificate Number: 2023-4167  
 Tax Deed #:2025TD000138

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: 2023-4167 Year of Issuance 2023 Description of Property LOT 19 BLK 39 HOLIDAY HEIGHTS SECOND ADD PI#53079.0000/0 Parcel ID Number 5307900000 Property Address: 5018 24TH ST W; UNIT B BRADENTON, FL 34207 Names in which assessed: DANIEL J CHRISTIANSON, LEANNE M CHRISTIANSON 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01743M

FIRST INSERTION

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

Certificate Number: 2023-2995  
 Tax Deed #:2025TD000136

NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST 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: 2023-2995 Year of Issuance 2023 Description of Property THE E 185 FT OF SAID LOT 4 BLK A BROBERG PLAT PI#31903.0000/8 Parcel ID Number 3190300008 Property Address: 210 15TH ST E BRADENTON, FL 34208 Names in which assessed: 5950 SBA LOAN 1 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01741M

FIRST INSERTION

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

Certificate Number: 2023-1461  
 Tax Deed #:2025TD000153

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: 2023-1461 Year of Issuance 2023 Description of Property LOT 1 HIDDEN LAGOON PI#11793.1005/9 Parcel ID Number 1179310059 Property Address: 3111 PINE ST BRADENTON, FL 34208 Names in which assessed: DORELIEU 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01747M

FIRST INSERTION

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

Certificate Number: 2023-2602  
 Tax Deed #:2025TD000156

NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2602 Year of Issuance 2023 Description of Property N 18 FT OF E 60 FT OF LOT 133 & E 60 FT OF LOTS 134 & 135 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#24994.0000/6 Parcel ID Number 2499400006 Property Address: 411 27TH ST E PALMETTO, FL 34221 Names in which assessed: MIGUEL A RESENDEZ 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01750M

FIRST INSERTION

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

Certificate Number: 2023-1937  
 Tax Deed #:2025TD000155

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: 2023-1937 Year of Issuance 2023 Description of Property LOT 126 HARBORAGE ON BRADEN RIVER PHASE II PI#17357.1725/9 Parcel ID Number 1735717259 Property Address: 5638 SIMONTON ST BRADENTON, FL 34203 Names in which assessed: GILLETTE FIVE 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01749M

FIRST INSERTION

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

Certificate Number: 2023-1898  
 Tax Deed #:2025TD000154

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: 2023-1898 Year of Issuance 2023 Description of Property LOT 38 TAILFEATHER WAY AT TARA PI#17315.6590/9 Parcel ID Number 1731565909 Property Address: 6626 TAILFEATHER WAY BRADENTON, FL 34203 Names in which assessed: PAMELA MILLER, PAUL GARDNER 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01748M

FIRST INSERTION

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

Certificate Number: 2023-3372  
 Tax Deed #:2025TD000161

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: 2023-3372 Year of Issuance 2023 Description of Property LOT 30 MAMIE-G SUB PI#42146.1150/3 Parcel ID Number 4214611503 Property Address: 3009 21ST AVE W BRADENTON, FL 34205 Names in which assessed: DONNA CECCHETTI, RICHARD CECCHETTI 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01754M

FIRST INSERTION

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

Certificate Number: 2023-5473  
 Tax Deed #:2025TD000150

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: 2023-5473 Year of Issuance 2023 Description of Property UNIT 12 NAUTILUS LONGBEACH PI#78079.0065/4 Parcel ID Number 7807900654 Property Address: 7065 GULF OF MEXICO DR APT 12 LONGBOAT KEY, FL 34228 Names in which assessed: SUSAN P TOBIAS, THOMAS S TOBIAS 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01732M

FIRST INSERTION

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

Certificate Number: 2023-5533  
 Tax Deed #:2025TD000152

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: 2023-5533 Year of Issuance 2023 Description of Property UNIT 7 TRACT F LONGBOAT KEY CASA DEL MAR INC PI#80122.1460/0 Parcel ID Number 8012214600 Property Address: 4621 GULF OF MEXICO DR UNIT 7F LONGBOAT KEY, FL 34228 Names in which assessed: DARIN ROW, KATHLEEN LARRISON 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 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts.  
 Sept. 26; Oct. 3, 10, 17, 2025 25-01735M

## SUBSEQUENT INSERTIONS

--- PUBLIC SALES / SALES ---

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7008 - Cortez Rd

Facility Address: 3760 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0083

Description: Entire contents of unit consisting of but not limited to: Joseph Fine 212 - shoes, bags, trash, clothes

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01719M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7103 - Portal Crossing

Facility Address: 10415 Portal Crossing, Bradenton, FL 34211

Facility Phone: 1+ (941) 491-0117

Description: Entire contents of unit consisting of but not limited to: Ashley White 2012 - Table, vacuum cleaner

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01720M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Carl Middleton 710 - Furniture/ Mattress. Totes/ Boxes/ Bed frame

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01710M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Cody Stewart 124 - Used tires/ Plastic hangers/ Personal items

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01716M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Brenton Propst 277 - Baskets/ Clothing/ Personal items

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01715M

## SECOND INSERTION

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

CASE NO.: 2023-CA-005502  
PENNYMAC LOAN SERVICES, LLC,  
Plaintiff, v.  
CHRISTOPHER WILLIAM LEE  
SCOTT A/K/A CHRISTOPHER  
WILLIAM SCOTT, et al.,  
Defendants.

NOTICE is hereby given that Angelina "Angel" Colonnese, Clerk of the Circuit Court of Manatee County, Florida, will on October 22, 2025, at 11:00 a.m. ET, via the online auction site at [www.manatee.realforeclose.com](http://www.manatee.realforeclose.com) in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit: Lot 185, Carlyle at the Villages of Palm Aire Unit 3, according to the map or plat thereof as recorded in Plat Book 36, Page 198, Public Records of Manatee County, Florida.

Property Address: 5143 Creekside Trail, Sarasota, FL 34243  
pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

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 the sale is set aside for any reason, the Purchaser at the sale shall be entitled only to a return of the deposit paid. The Purchaser shall have no further recourse against the Mortgagor, the Mortgagee or the Mortgagee's attorney.

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.

SUBMITTED on this 15th day of September, 2025.

TIFFANY & BOSCO, P.A.  
/s/ Kathryn I. Kasper, Esq.  
Anthony R. Smith, Esq.  
FL Bar #157147  
Kathryn I. Kasper, Esq.  
FL Bar #621188  
Attorneys for Plaintiff  
OF COUNSEL:  
Tiffany & Bosco, P.A.  
1201 S. Orlando Ave, Suite 430  
Winter Park, FL 32789  
Telephone: (205) 930-5200  
Facsimile: (407) 712-9201  
Sept. 19, 26, 2025 25-01692M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7008 - Cortez Rd

Facility Address: 3760 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0083

Description: Entire contents of unit consisting of but not limited to: Krystal Hartley 1003 - roller skates, totes, bags, dresser, shelves, chairs, wall decor, clothes

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01718M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7008 - Cortez Rd

Facility Address: 3760 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0083

Description: Entire contents of unit consisting of but not limited to: Angela Reid 912 - appliances, dresser, bookshelf, household items, boxes, totes, toys, carpet

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01717M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7007 - 32nd St

Facility Address: 4305 43rd St, Bradenton, FL 34205

Facility Phone: 1+ (941) 491-0109

Description: Entire contents of unit consisting of but not limited to: Jazmine Hern 1417 - Mattress, table, kids toys, baby car seat, clothing, sofa, desk, laundry baskets, bags, baby crib

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:10 am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01723M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7007 - 32nd St

Facility Address: 4305 43rd St, Bradenton, FL 34205

Facility Phone: 1+ (941) 491-0109

Description: Entire contents of unit consisting of but not limited to: Jazmine Hern 1417 - Mattress, table, kids toys, baby car seat, clothing, sofa, desk, laundry baskets, bags, baby crib

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:10 am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01722M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Jorge Quiroga 1404 - Pizza ovens/ Double door cooler/ Wall cabinets/ Various kitchen items/ Hanging lamp/ Buckets/ Duffel bags/ Floor cooler

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01711M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of, but not limited to: Matthew Jackson-Holmes 542- Drums/ Hats/ Vinyls/ Holiday Decor/ Totes/ Boxes/ Toy Trains/ Wheelchair/ Grid-dle/ appliance/ wall hangings/ Guitar/ luggage/ Bowling ball bags/ Pet Carriers/ Small furniture/ Glassware

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01709M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Heather Sizemore 1102 - Furniture/ Totes/ Ironing board/ Beach chair/ Clothing/ Small appliance/ Boxes/ Household items/ Power tool/ Guitar/ Personal items

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01713M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7007 - 32nd St

Facility Address: 4305 43rd St, Bradenton, FL 34205

Facility Phone: 1+ (941) 491-0109

Description: Entire contents of unit consisting of but not limited to: Chad McPherson 2020 - Tool cart, generator, window a/c, floor fan, chainsaw, house speakers, car speakers, air compressor, weedwhacker, drop cords, cornhole game

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:05 am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01721M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Kayla Healy 833 - Furniture/ Totes/ camping items/ vehicle batteries/ Camping items/ Pet carriers/ Sporting items/ Wall hanging/ Sheets of plywood

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01714M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Pursuant to the Florida Self Storage Lien Act, the owner of a self-storage facility has a lien upon all personal property located at the self-service storage facility for rent or other charges incurred for the storage of the personal property. Due to the failure to pay the rent, the owner is enforcing its lien and intends to sell or otherwise dispose of the personal property located in the rented spaces listed in this notice. THIS NOTICE IS BEING PROVIDED PURSUANT TO Florida STATE LAW BEFORE the sale, the tenants listed may pay the amount necessary to satisfy the lien and the reasonable expenses incurred to redeem the personal property. ADVERTISEMENT OF SALE: Notice is hereby given that the personal property located in the following storage units will be sold by competitive bidding.

Facility Name: iStorage - 7001 - Cortez Rd

Facility Address: 8400 Cortez Rd West, Bradenton, FL 34210

Facility Phone: 1+ (941) 491-0148

Description: Entire contents of unit consisting of but not limited to: Liat Hart 825 - Painting tools/ Paint supplies/ Toes/ Ladders/ Work lamp/ Bags/ Metal shelving/ Painting scaffold/ Buckets/ Paint

Bidding: All bidding will take place online at StorageTreasures.com on October 9, 2025, at 11:00am. Property will be sold to the highest bidder.

Sept. 19, 26, 2025 25-01712M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Facility Address 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](http://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

PUBLISH YOUR LEGAL NOTICE

Call 941-906-9386

and select the appropriate County name from the menu option

or email [legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# SAVE TIME

Email your Legal Notice

[legal@businessobserverfl.com](mailto:legal@businessobserverfl.com)

Deadline Wednesday at noon  
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

# Business Observer

--- ESTATE / PUBLIC SALES ---

SECOND 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, 2025

25-01654M

SECOND 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 unmaturing, 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 unmaturing, 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

SECOND 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 Sola 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 Sola Boulevard  
Bradenton, Florida 34209  
Andrew L. Clark  
Attorney for Person Giving Notice  
Email: aclark@barneswalker.com  
Secondary Email:  
mcar michael@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

SECOND 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.

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

SECOND 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

SECOND 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.woyle@gray-robinson.com  
Sept. 19, 26, 2025 25-01666M

SECOND INSERTION

**NOTICE TO CREDITORS  
IN THE CIRCUIT COURT OF THE  
TWELFTH JUDICIAL CIRCUIT  
IN AND FOR MANATEE COUNTY,  
FLORIDA  
PROBATE DIVISION  
File No. 2025-CP-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, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is: September 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

SECOND 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

SECOND 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-

munity 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

SECOND 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 pend-

ing 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 unmaturing, contingent or un-

liquidated 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 unmaturing, 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

## --- ESTATE ---

## 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-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.

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 FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF 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 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

## SECOND INSERTION

**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 other

persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.

NOTWITHSTANDING THE TIME 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:**  
**SHERRIL KEANE**  
5973 Amberly Drive  
Bradenton, Florida 34208  
Attorney for Personal Representative:  
THOMAS R. WALSER, ESQ.  
Attorney for Personal Representative  
E-mail Address:  
trwals@floridaprobatefirm.com  
Florida Bar No. 116596  
Florida Probate Law Firm, PLLC  
6751 N. Federal Highway, Ste. 101,  
Boca Raton, FL 33487  
Telephone: (561) 210-5500  
Sept. 19, 26, 2025 25-01667M

## SECOND 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-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

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 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@donaldisaacclaw.com  
notice@donaldisaacclaw.com  
Sept. 19, 26, 2025 25-01700M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE ELEVENTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA  
**File No.: 2025CP1561**  
**Division: PROBATE**  
**IN RE: ESTATE OF KEVIN H. BRENNAN Deceased.**  
The administration of the estate of KEVIN H. BRENNAN, deceased, whose date of death was April 9, 2025, and whose social security number is xxx-xx-4743, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF

THIS NOTICE ON THEM.  
All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is 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

## SECOND INSERTION

**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

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

## 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-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

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: jackmanleadings@gmail.com  
Sept. 19, 26, 2025 25-01699M

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA  
**File No. 2025-CP-002080 AX**  
**Probate Division**  
**IN RE: ESTATE OF Karen Frances Hodgkinson, Deceased.**  
The administration of the estate of Karen Frances Hodgkinson, deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the personal representative and the personal representative's attorney are set forth below.  
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 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

## SECOND INSERTION

**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.

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@hooonhoutlaw.com  
Sept. 19, 26, 2025 25-01730M

## SECOND INSERTION

**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

Balance held in the Meijer Associate Investment Plan Account No. 9160010786  
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: jstefel@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

## SECOND INSERTION

**NOTICE TO CREDITORS**  
IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION  
**File No. 2025CP001893AX**  
**IN RE: ESTATE OF WILMA M. HENRIE, Deceased.**  
The administration of the Estate of WILMA M. HENRIE, deceased, whose date of death was 10/22/2024, is pending in the Circuit Court of 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 Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.  
All other creditors of Decedent and other persons having claims or demands against Decedent's Estate must

file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.  
ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.  
NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.  
The date of first publication of this notice is 09/19/2025.  
**JOHN L. HENRIE, III, Ancillary Personal Representative**  
/s/ Joshua P. Perez  
JOSHUA P. PEREZ, ESQ.  
Florida Bar No. 1032209  
Berlin Patten Ebling, PLLC  
201 Center Road  
Venice, Florida 34285  
Telephone: (941) 955-9991  
Fax: (941) 484-9992  
Primary Email:  
jperez@berlinpatten.com  
Secondary Email:  
tkelley@berlinpatten.com  
Secondary Email:  
probate@berlinpatten.com  
Attorneys for John L. Henrie, III,  
Sept. 19, 26, 2025 25-01673M

## SECOND INSERTION

**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

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

--- ACTIONS / SALES ---

SECOND 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 Peti-  
tion 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

of this Court either before service on  
Petitioner's attorney or immediately  
thereafter, to show what right, title,  
interest, or lien you or any of you have  
in and to the property described in the  
Petition and to show cause, if any you  
have, why the property should not be  
condemned for the uses and purposes  
as set forth in the Petition. If you fail to  
do so, a default may be entered against  
you for the relief demanded in the  
Petition.  
If you wish to object to the Order  
of Taking, you must file a request for a  
hearing. Any Defendant failing to file  
a request for a hearing shall waive any  
right to object to the Order of Taking  
and title shall be vested in Petitioner,  
upon deposit as provided by law.  
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 SEAL of  
said Court on September 17TH, 2025.  
ANGELINA COLONNESO  
CLERK OF CIRCUIT COURT  
By: As Deputy Clerk  
Sept. 19, 26, 2025 25-01725M

SECOND 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

**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 Condominium,  
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@rpplaw.com  
Counsel for Plaintiff  
By: /s/Nicholaos 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

**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

SECOND 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**  
**POSSESSION 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 your 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-  
manded 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

SECOND 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 Alice  
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 Manatee  
County, Florida, more particularly  
described as follows:  
Unit 6019, Section 10, Village  
Green of Bradenton Condominium,  
according to the Declaration  
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 Central  
Avenue, Eighth Floor, Sarasota,  
Florida 34236, within thirty (30) days  
after the first publication of this notice  
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

SECOND 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@aldridgepite.com  
1100-839B  
Sept. 19, 26, 2025 25-01697M

## --- ACTIONS / SALES / PUBLIC SALES ---

## SECOND INSERTION

**NOTICE OF SALE**  
IN THE CIRCUIT CIVIL  
COURT OF THE TWELFTH  
JUDICIAL CIRCUIT  
OF FLORIDA, IN AND FOR  
MANATEE COUNTY  
CIVIL DIVISION  
Case No. 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:

LOT 8, AND THE WEST ½ OF  
LOT 7, BLOCK C, WILLOW  
WOODS SUBDIVISION, UNIT  
THREE, AS PER PLAT OR MAP  
THEREOF RECORDED IN  
PLAT BOOK 13, PAGE 66, OF

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..

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

If you are a person with a disability  
who needs any 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, 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 September 10, 2025  
By: /s/ David R. Byars  
David R. Byars  
Attorney for Plaintiff  
320250/2424926/CMF  
Sept. 19, 26, 2025 25-01670M

## SECOND INSERTION

**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 DE-  
SCRIBED:

YOU ARE NOTIFIED that an action  
pursuant to the Florida Contraband  
Forfeiture Act has been filed by Peti-  
tioner, Manatee County Sheriff's Office,  
on the following property in Manatee  
County, Florida: ONE SILVER CROSS,  
ONE GOLD ROPE CHAIN, AND ONE  
GOLD LINK CHAIN WITH MEDAL-  
LION, 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, Braden-  
ton, 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 at-  
torney or immediately thereafter; oth-  
erwise a default will be entered against  
you for the relief demanded in the Com-

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

If you are a person with a disability  
who needs any accommodations in  
order to participate in this 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: 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

## SECOND INSERTION

**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, DEVEISEES,  
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,  
DEVEISEES, ASSIGNEES,  
LIENORS, CREDITORS, TRUSTEES AND  
ALL OTHERS WHO MAY CLAIM  
AN INTEREST IN THE ESTATE  
OF RAYMOND J. LEPRIOL,  
DECEASED, ET AL.,

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:

THE EAST 1/2 OF LOTS 395  
AND 396, ROSEDALE MAN-  
OR, AS PER PLAT THEREOF  
RECORDED IN PLAT BOOK 2,  
PAGE 89, OF THE PUBLIC RE-  
CORDS OF MANATEE COUNTY,  
FLORIDA.  
Property Address: 3805 West  
11th Avenue, Bradenton, FL  
34205

ANY PERSON CLAIMING AN INTEREST  
IN THE SURPLUS FROM THE  
SALE, IF ANY, OTHER THAN  
THE PROPERTY OWNER AS OF  
THE DATE OF THE LIS PENDENS  
MUST FILE A CLAIM BEFORE THE  
CLERK REPORTS THE SURPLUS AS  
UNCLAIMED.

THE COURT, IN ITS DISCRETION,  
MAY ENLARGE THE TIME OF THE  
SALE. NOTICE OF THE CHANGED  
TIME OF SALE SHALL BE PUB-  
LISHED AS PROVIDED HEREIN.

If you are a person with a disability  
who needs any accommodations in  
order to participate in this 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.

Kelley Kronenberg  
10360 West State Road 84  
Fort Lauderdale, FL 33324  
Phone: (954) 370-9970  
Fax: (954) 252-4571  
Service E-mail:  
flrealprop@kelleykronenberg.com  
/s/ Tajj S. Foreman  
Tajj S. Foreman, Esq.  
FBN: 0058606  
File No: 2390.000159  
Sept. 19, 26, 2025 25-01702M

## SECOND INSERTION

**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:

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  
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

IF THIS PROPERTY IS SOLD AT  
PUBLIC AUCTION, THERE MAY BE  
ADDITIONAL MONEY FROM THE

SALE AFTER PAYMENT OF PER-  
SONS WHO ARE ENTITLED TO BE  
PAID FROM THE SALE PROCEEDS  
PURSUANT TO THIS FINAL JUDG-  
MENT.

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 AF-  
TER THE SALE. IF YOU FAIL TO  
FILE A CLAIM, YOU WILL NOT BE  
ENTITLED TO ANY REMAINING  
FUNDS.

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

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

## SECOND INSERTION

**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

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 MANA-  
TEE COUNTY, FLORIDA

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-

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.

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

If you are a person with a disability  
who needs any accommodations in  
order to participate in this 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 on September 10, 2025.  
Angelina Colonnese  
As Clerk of the Court  
By: /s/ Kris Gaffney  
As Deputy Clerk

1133-3750B  
Ref# 12473  
Sept. 19, 26, 2025 25-01663M

## SECOND INSERTION

**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:

Unit C-21, Building C of The  
Second Bayshore Condominium,  
Section 13, a Condominium, ac-  
cording to The Declaration of  
Condominium recorded in O.R.  
Book 376, Page 608, and all ex-  
hibits and amendments thereof,  
and recorded in Condominium

Plat Book 1, Page 52, Public  
Records of Manatee County,  
Florida.

A/K/A: 5884 17th St. W., Unit  
#C21, Bradenton, FL 34207

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 UN-  
CLAIMED, 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 OWN-  
ER AFTER ONE YEAR, THE FUNDS  
WILL BE DEPOSITED WITH THE  
CHIEF FINANCIAL OFFICER PUR-  
SUANT TO CHAPTER 717.

If you are a person with a disability  
who needs any accommoda-  
tions in order to participate in  
this proceeding, you are entitled,  
at no cost to you, to the provi-  
sion 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 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 16TH day of September,  
2025.

ANGELINA "ANGEL" COLONNESO,  
as Clerk of said Court  
By: K. Gaffney (SEAL)  
As Deputy Clerk

S08073/41719/27563624  
Sept. 19, 26, 2025 25-01701M

## SECOND 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, 2025 25-01677M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself  
or its affiliates, Life Storage or Storage  
Express, will hold a public auction to  
sell personal property described below  
belonging to those individuals listed  
below at the location indicated: Ex-  
traSpace 115 Manatee Ave. W. Braden-  
ton, 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 ad-  
vertised on www.storage treasures.com.  
Purchases must be made with cash only  
and paid at the above referenced facil-  
ity in order to complete the transaction.  
Extra Space Storage may refuse any bid  
and may rescind any purchase up until  
the winning bidder takes possession of  
the personal property  
Sept. 19, 26, 2025 25-01650M

## SECOND INSERTION

## NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee  
Ave W Bradenton, FL 34205 on  
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 ad-  
vertised on www.storage treasures.com.  
Purchases must be made with cash only  
and paid at the above referenced facil-  
ity in order to complete the transaction.  
Extra Space Storage may refuse any bid  
and may rescind any purchase up until  
the winning bidder takes possession of  
the personal property.  
Sept. 19, 26, 2025 25-01652M

## SECOND INSERTION

## NOTICE OF DEFAULT AND INTENT TO FORECLOSE;

regarding timeshare interest(s) owned by the Obligor(s) (see Schedule "I" 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 "I": Obligors, 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 Narragansett 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

## SECOND 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.

The administration of the estate of  
CHARLES MICHAEL WATSON, de-  
ceased, File Number 2025-CP-2029, is  
pending in the Clerk of Court, Manatee  
County Courthouse, P.O. Box 25400,  
Bradenton, Florida 34206. The name  
and address of the Petitioner and the  
Petitioner's attorney are set forth below.

All creditors of the decedent and oth-  
er persons having claims or demands  
against decedent's estate, including  
unmatured, contingent or unliqui-  
dated claims, on whom a copy of this  
notice is served must file their claims  
with this court WITHIN THE LATER OF  
3 MONTHS AFTER THE DATE OF  
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, in-  
cluding unmatured, contingent or un-  
liquidated 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