

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.watarmatters.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.watarmatters.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	FIRST INSERTION
NOTICE OF PUBLIC MEETING DATES GREYHAWK LANDING COMMUNITY DEVELOPMENT DISTRICT	NOTICE OF PUBLIC MEETING DATES WATERLEFE 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

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	July 16, 2026 August 13, 2026 September 17, 2026
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	Safety Committee Meeting Dates (Time: 10:00) November 11, 2025 January 13, 2026 March 10, 2026 May 12, 2026 July 14, 2026 September 8, 2026

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
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
June 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

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

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

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 NORTH 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	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
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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 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.	

Unit C4126	Pacheco, Fernando	Tools, totes, boxes
Unit C5012	Culhane, Whitney	Boxes
Unit C5021	Markiewicz, Carl	Electronics, Totes, Tools
Unit C5127	Cintron, Fernando	Clothing, totes
Unit B3050	Sargent , Deborah	Totes, boxes, bike
Unit C4016	Marable, Emily	Boxes, bags, furniture
Unit C4079	Bacum, John	Furniture, boxes, totes
Unit B1059	Wildgoose, Daimon	Electronics, furniture
Unit B2114	Hilton, Lindsey	Furniture, totes, boxes
Unit D6004	Sharpe, Judy	Boxes, bags, furniture
Unit C5140	Walsh, Robert	Furniture, clothing, boxes, totes
Unit C4107	Walker, Trayvon	clothing, Bags
Unit D6002	Bunner, Lacie	Tools, furniture, totes
Unit B1072	Alonso, Daisy	Electronics, furniture, totes
Unit C4017	Rosa, Barbara	Totes, bags
Unit C4115	Duda, Sandra	Boxes, bags, totes

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. Auction date 10/13/2025 COUNTY Manatee FACILITY 3602 14th Street West Bradenton, FL 34205	
NAME	UNIT BALANCE
Lisa Hird	4106 402.50
William Clack	2119 215.10
Luke Debar	1062 303.80
Sherrie Smith	3031 1932.85
April Ziesing	3165 211.10
Cory Epkin	3060 1013.15
Adoul Geneya	2088 318.10
Auction date 10/13/2025 COUNTY Manatee FACILITY 7735 US 41 Palmetto FL 34221	
NAME	UNIT BALANCE
Aaron Matthews	1020 366.40
Terrence McMahon	0152 215.10
Diana Jock	2000 244.70
Mercedes Burrress	3251 244.70
Samantha Gholar	1006 381.90
Angela Stonitsch	1126 283.20
Tanesha Austin	1133-35 358.00
Charles Casey	1253 512.80
Philip Weaver	1092 265.30
Jessica Upson	1035 325.90
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:	
October 20, 2025	6:30 PM
November 10, 2025	6:30 PM
December 8, 2025	6:30 PM
January 12, 2026	6:30 PM
February 9, 2026	6:30 PM
March 9, 2026	6:30 PM
April 13, 2026	6:30 PM
May 11, 2026	6:30 PM
June 8, 2026	6:30 PM
July 13, 2026	6:30 PM
August 10, 2026	6:30 PM
September 14, 2026	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:

April 20, 2026	6:30 PM
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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
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FIRST INSERTION	
Notice Under Fictitious Name Law According to Florida Statute Number 865.09	
NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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 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 P1#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	
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

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 fulfills all of those standards.

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

VIEW NOTICES ONLINE AT
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 ---

FIRST INSERTION
<p>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</p> <p>IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF DALLAS RAY FOLLETT Minor Child.</p> <p>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</p> <p>YOU ARE NOTIFIED that an action for JOINT PETITION GRANDPAR-ENT'S ADOPTION AND TERMINA-TION 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 ad-dress is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 10/29/2025, and file the original with</p>
<p>the clerk of this court at Manatee Coun-ty Courthouse, 1115 Manatee Ave W., Manatee, Florida 34205, either before service on Petitioner's attorney or im-mediately thereafter; otherwise a de-fault will be entered against you for the relief demanded in the petition.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, re-quires certain automatic disclosure of documents and information. Failure to comply can result in sanction, including dismissal or striking of pleadings.</p> <p>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.</p> <p>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.</p> <p>DATED this 17TH day of September, 2025.</p> <p>CLERK OF THE CIRCUIT COURT By:/s/ Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025 25-01774M</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>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 12, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the follow-ing-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:</p>
<p>LOT 3 OF INDIAN MEADOW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 36, PAGES 186 AND 187, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.</p> <p>Property Address: 935 Bay-shore Drive, Terra Ceia, FL 34250</p> <p>ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>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.</p> <p>Dated: This 18th day of September, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>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.</p> <p>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 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:</p>
<p>LOT 23, SUMMERFIELD VIL-LAGE, SUBPHASE C, UNIT 13, A SUBDIVISION, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 33, PAGE 90, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>Property Address: 1 2 5 0 7 Rockrose Glen, Bradenton, FL 34202</p> <p>ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.</p> <p>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.</p> <p>Dated: This 18th day of September, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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.</p> <p>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 Colonnoso, 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:</p> <p>LOT 41, BECK ESTATES, A SUBDIVISON, ACCORD-ING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF</p>
<p>MANATEE COUNTY, FLORI-DA. TAX ID: 731800009</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim be-fore the clerk reports the surplus as un-claimed.</p> <p>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.</p> <p>Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 17th day of September, 2025.</p> <p>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</p>

FIRST INSERTION
<p>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. MICHAEL COLEMAN MOORE; JACALYN MARIE POLINO-MOORE; AND UNKNOWN TENANT(S), Defendants.</p> <p>NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Angelina Colonnoso, Clerk of Court, will sell all the property situated in Manatee County, Florida described as:</p> <p>Lot 318, POLO RUN PHASE IIC, IID & IIE, according to the Plat thereof as recorded in Plat Book 66, Page 68, of the Pub-lic Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.</p> <p>Property Address: 17551 Polo Trail, Lakewood Ranch, FL 34211</p> <p>at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com , at 11:00 A.M. on October 15, 2025</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE</p>
<p>SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AF-TER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a 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.</p> <p>MANKIN LAW GROUP BRANDON K. MULLIS, Esq. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Sept. 26; Oct. 3, 2025 25-01758M</p>

FIRST INSERTION
<p>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.</p> <p>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</p>
<p>#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 Colonnoso, 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:</p> <p>LOT 11, CHARLESTON POINTE PHASE A AT UNI-VERSITY PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 41, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA TAX ID: 2054720559</p> <p>Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a 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.</p> <p>Dated this 17th day of September, 2025.</p> <p>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</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3184 Tax Deed #:2025TD000137</p> <p>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 3782815504 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 Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01742M</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4473 Tax Deed #:2025TD000140</p> <p>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: 2023-4473 Year of Issuance 2023 Description of Property COM 25 FT E OF SW COR OF NW1/4 OF SE1/4 OF NE1/4, OF SEC 13, TWN 35S, RNG 17E, FOR A POB; TH RUN N 77 FT, TH N 89 DEG 41 MIN 10 SEC E, 141 FT; TH S 77 FT; TH S 89 DEG 41 MIN 10 SEC W, 141 FT TO POB. (1999/287) PI#57509.0000/2 Parcel ID Number 5750900002 Property Address: 5533 12TH ST E BRADENTON, FL 34203 Names in which assessed: AMANDA CARLENE THOMPSON, AMANDA THOMPSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01745M</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1524 Tax Deed #:2025TD000104</p> <p>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 MCADAMS, 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 Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01746M</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5097 Tax Deed #:2025TD000149</p> <p>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 Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01731M</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2841 Tax Deed #:2025TD000135</p> <p>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: 2023-2841 Year of Issuance 2023 Description of Property N1/2 OF LOT 2 BLK 3 WILLIS ADD PI#27779.0000/8 Parcel ID Number 2777900008 Property Address: 516 7TH AVE W; APT 1 PALMETTO, FL 34221 Names in which assessed: FRANK EKEZOKHAE 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 Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01740M</p>

FIRST INSERTION
<p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1622 Tax Deed #:2025TD000131</p> <p>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 NWLY ALG THE SWLY BDRY OF SD LOT, A DIST OF 50 FT TO THE WESTERNMOST COR OF SD LOT; RUN TH NELY ALG THE NWLY 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 Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01736M</p>

--- 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

FIRST INSERTION	
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,	

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

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 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

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
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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:
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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
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JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINUM 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 1, 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 Arend 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.legalaiddofmanasota.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-	

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.

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.legalaiddofmanasota.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	

FIRST INSERTION	
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	

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
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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
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FIRST INSERTION	
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	

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
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--- ACTIONS / SALES / ESTATE ---

--- TAX DEEDS ---

FIRST INSERTION		
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA	36, Pages 96 through 99, Public Records of Manatee County, Florida. Property Address: 1619 24th Street East, Palmetto, FL 34221	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.
CASE NO.: 2022-CA-003586 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, v. ALVARO ROMERO A/K/A ALVARO ROMERO JR., et al., Defendants.	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.	SUBMITTED on this 23rd day of September, 2025.
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 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	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-	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

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:	TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY	ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.
A 1980 Mobile Home, VIN BHFLSNA801120/ VINFLSNB801120and the contents therein, if any, abandoned by former tenant, Margaret J. Rigglin	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	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.
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	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.	WITNESS, my hand as Clerk of said Court and the Seal thereof, this 24 day of September, 2025.
	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	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 FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No.: 2025 CP 002156 IN RE: ESTATE OF STEPHEN W. MILLER, Deceased.	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.	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.
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.	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 CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.
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 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.	NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.
All 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 date of the first publication of this Notice is 9/26/25.
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 §732.221, Fla. Stat. The written demand must be filed with the clerk.		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.	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.	a written demand is made by a creditor as specified under §732.221, Fla. Stat. The written demand must be filed with the clerk.
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.	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 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.	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 DECEDENTS DATE OF DEATH IS 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.
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@sarasotaelderlaw.com Sept. 26; Oct. 3, 2025 25-01801M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2021-3760 Tax Deed #:2025TD000130	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 EASMNT 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 APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4167 Tax Deed #:2025TD000138	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2995 Tax Deed #:2025TD000136	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1461 Tax Deed #:2025TD000153
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.	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.	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: DORELIEI 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	25-01741M	25-01747M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2602 Tax Deed #:2025TD000156	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1937 Tax Deed #:2025TD000155	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1898 Tax Deed #:2025TD000154
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.	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.	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	25-01750M	25-01749M

FIRST INSERTION		
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3372 Tax Deed #:2025TD000161	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5473 Tax Deed #:2025TD000150	NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5533 Tax Deed #:2025TD000152
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.	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.	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	25-01754M	25-01732M

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
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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
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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
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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
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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: Bren-ton 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
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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 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
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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
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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
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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
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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
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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
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SECOND INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 10/09/2025 9:30am
Bertha Jean - Household goods, nursery items
The auction will be listed and advertised on www.storagetreasures.com.
Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.

Sept. 19, 26, 2025	25-01698M
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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
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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: Heath-er 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
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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
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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
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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
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PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

FLORIDA'S NEWSPAPER FOR THE C-SUITE

SAVE TIME

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon
Friday Publication

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

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

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. 2025-CP-001901 Division Probate IN RE: ESTATE OF CAROL S. ALWIN a/k/a CAROL SUE ALWIN Deceased.	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, 202525-01669M

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, 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.

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 unmatured, 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 unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	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.	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: mcarmichael@barneswalker.com Florida Bar No. 1033240 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, Florida 34205 Telephone: (941) 741-8224, ext. 1011 September 19, 26, 202525-01683M

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

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, 202525-01684M

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.	demands against 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,

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 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, 202525-01666M	

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, 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, 202525-01661M	

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,

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, 202525-01668M

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.	demands against 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-

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 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, 202525-01659M	

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 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 unmatured, contingent or un-

demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.	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, 202525-01679M	

ESTATE

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO. 2025-CP-1373 MARYLOU CHRISTINE WALSH A/KA MARY LOU WALSH The administration of the estate of MARYLOU CHRISTINE WALSH A/KA MARY LOU WALSH, deceased, whose date of death was January 23, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, Case No. 2025-CP-1373, the address of which is 1115 Manatee Avenue West, P.O. Box 25400, Bradenton, Florida 34206, The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p>		<p>DA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication date of this Notice is September 19, 2025. Personal Representative: MARGARET W. LAFLAMME 4380 Exeter Dr. H205 Longboat Key, Florida 34228 Attorney for Personal Representative: ERNIE C. LISCH, ESQ. 3007 Manatee Avenue West Bradenton, Florida 34205 (941) 748-8464 E-Service: ELischService2@aol.com FBN: 323284 Sept. 19, 26, 2025 25-01660M</p>	

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANTEE COUNTY, FLORIDA PROBATE DIVISION Case No: 25-CP-001262AX IN RE: ESTATE OF DESIREE SENNIE Deceased. The administration of the Estate of Desiree Senni, deceased, whose date of death was April 9th, 2024, is pending in the Circuit Court for Lee County, Florida, Probate Division, the address is 1700 Monroe Street, Fort Myers, Florida 33901. The personal representative's name and the personal representative's attorney name and address are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate whom a copy of this notice is required to be served must file their claim with this Court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE</p>		<p>ON THEM. All other creditors of the decedent and other persons having claims or demand against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN THE FLORIDA STATUTES WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The first publication of this notice is September 19th, 2025. Lily Sennie, Petitioner Donald Isaac, Esq. Attorney for Petitioner Florida Bar No. 394106 5237 Summerlin Commons Blvd., Suite 310 Fort Myers, FL 33907 239.275.2200 disaac@donaldisaaclaw.com notice@donaldisaaclaw.com Sept. 19, 26, 2025 25-01700M</p>	

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO.: 2025-CP-002092 IN RE: ESTATE OF MARGARET AMOROSO RUSSO A/K/A MARGARET A. AMOROSO A/K/A MARGIE RUSSO A/K/A MARGARET A. RUSSO A/K/A MARGARET ANN RUSSO A/K/A MARGARET ANN AMOROSO, DECEASED. The administration of the estate of MARGARET AMOROSO RUSSO A/K/A MARGARET A. AMOROSO A/K/A MARGIE RUSSO A/K/A MARGARET A. RUSSO A/K/A MARGARET ANN RUSSO A/K/A MARGARET ANN AMOROSO, deceased, whose date of death was May 25, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice has been served must file their claims with this court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF</p>		<p>THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of the first publication of this Notice is September 19, 2025. Signed on this 16 day of September, 2025. Personal Representative: BERNADETTE RUSSO ENOS A/K/A BERNADETTE ENOS 13615 3re Avenue N.E. Bradenton, FL 34212 Attorney for Personal Representative: JAMES D. JACKMAN, ESQUIRE Florida Bar No. 521663 JAMES D. JACKMAN, P.A. 5008 Manatee Avenue West, Suite A Bradenton, Florida 34209 Telephone: (941) 747-9191 Email: jackmanpleadings@gmail.com Sept. 19, 26, 2025 25-01699M</p>	

SECOND INSERTION		SECOND INSERTION	
<p>NOTICE TO CREDITORS (summary administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002011 Division Probate IN RE: ESTATE OF FREDERICK D. KOLK a/k/a FREDERICK DARREL KOLK Deceased. TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE: You are hereby notified that an Order of Summary Administration has been entered in the estate of Frederick D. Kolk, deceased, File Number 2025-CP-002011, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205; that the decedent's date of death was February 12, 2025; that the total value of the estate is \$69,936.54 and that the names and addresses of those to whom it has been assigned by such order are: Name Muriel J. Kolk and Fifth Third Bank, Trustees of the Frederick D. Kolk Trust dated February 5, 1986, as amended Address 111 Lyon Street, N.W., RM0B2A Grand Rapids, Michigan 49503 Asset, Share or Amount</p>		<p>Balance held in the Meijer Associate Investment Plan Account No. 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: jsteffel@wnj.com Florida Bar No. 586684 Warner Norcross + Judd LLP 700 Terrace Point Road, Suite 350 Muskegon, Michigan 49440 Sept. 19, 26, 2025 25-01674M</p>	

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

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

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

The date of first publication of this notice is September 19, 2025.
Personal Representative:
KIMBERLY BRENNAN
5506 Panella Court
Palmetto, FL 34221
Attorney for Personal Representative: Samuel J. DiMeglio, Jr., Esq.
Florida Bar No. 0627089
141 East Main Street
Huntington, NY 11743
Telephone: (631) 547-9401
Sept. 19, 26, 2025 25-01676M

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

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

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 Addresses: trwalser@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	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NO: 2024-CP-002584 IN RE: ESTATE OF: JOANN PATRICIA BYERS, Deceased.</p>	<p>30 DAYS AFTER THE TIME OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claim with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is September 19, 2025. Personal Representative: Kimberly G. Piper 636 Winstead Way Evansville, IN 47712 Attorney for Personal Representative: William C. Price, IV 522 12th Street West Bradenton, FL 34205 (941)-747-8001 Florida Bar No. 1003106 Sept. 19, 26, 2025 25-01726M</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No. 2025CP001849AX PROBATE DIVISION IN RE: ESTATE OF JUDITH H. KONEN/ Deceased.</p>	<p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: September 19, 2025. Todd R. Konen Personal Representative 4037 Arrow Way Sarasota, FL 34232 Eric. R. Hoonhout, Esq Attorney for Personal Representative Florida Bar No. 0087422 Hoonhout Law, Chartered 1219 South East Avenue, Suite 202 Sarasota, FL 34239 Telephone: (941) 237-0099 Email: Eric@hoonhoutlaw.com Sept. 19, 26, 2025 25-01730M</p>

SECOND INSERTION	
<p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION CASE NUMBER: 2025-CP-001370 IN RE: ESTATE OF SARA M. FRENCH Deceased.</p>	<p>against the decedent's estate on whom a copy of this notice is served within three months after the date of the first publication of this notice must file their claims with this Court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THREE MONTHS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and persons having claims or demands against the decedent's estate must file their claims with the Court WITHIN THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS DEMANDS AND OBJECTIONS NOT SO FILED WILL BE FOREVER BARRED. The date of the first publication of this Notice is September 19, 2025. Persons giving Notice: Bonnie M. Martin, Personal Representative c/o 2033 Main Street, Suite 404 Sarasota, Florida 34237 C. Ted French, Esq. Attorney for Personal Representative Florida Bar No 173400 2033 Main Street, Suite 404 Sarasota, Florida 34237 (941) 955-0908 - phone ted@tedfrench.org Sept. 19, 26, 2025 25-01675M</p>

--- 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@rpglaw.com
Counsel for Plaintiff
By: /s/ Nicholas T. Pizanias
Monique E. Parker,
Florida Bar No. 0669210
Bennett L. Rabin,
Florida Bar No. 0394580
Adam C. Gurley,
Florida Bar No. 0112519
Nicholaos T. Pizanias,
Florida Bar No. 118857
10573-020
Sept. 19, 26, 2025 25-01682M

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. 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 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

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 POSSES-
SION OF THE PROPERTY;
Defendant(s).
To the following Defendant(s):
MALCOLM EDWARD SWIFT
Last Known Address
4802 W 51ST ST APT 604
BRADENTON, FL 34210
UNKNOWN TENANT #1 IN POSSES-
SION OF THE PROPERTY
Last Known Address
4802 W 51ST ST APT 604
BRADENTON, FL 34210
UNKNOWN TENANT #2 IN POSSES-
SION OF THE PROPERTY
Last Known Address
4802 W 51ST ST APT 604
BRADENTON, FL 34210
YOU ARE NOTIFIED that an action
for Foreclosure of Mortgage on the fol-
lowing described property:
UNIT 4, BUILDING 6, OF
THE PALMS OF CORTEZ, A
CONDOMINIUM, A CON-
DOMINIUM, ACCORDING
TO THE DECLARATION OF
CONDOMINIUM RECORD-
ED IN OFFICIAL RECORDS
BOOK 2038, PAGE(S) 5178
THROUGH 5309, INCLUSIVE,
AND ALL SUBSEQUENT
AMENDMENTS THERETO,
TOGETHER WITH ITS UNDI-
VIDED SHARE IN THE COM-
MON ELEMENTS, IN THE
PUBLIC RECORDS OF MANA-
TEE COUNTY, FLORIDA.
a/k/a 4802 W 51ST ST APT 604,
BRADENTON, FL 34210
has been filed against you and you are
required to serve a copy of you writ-
ten defenses, if any, to it, on Marinosci

Law Group, P.C., Attorney for Plaintiff,
whose address is 100 West Cypress
Creek Road, Suite 1045, Fort Lauder-
dale, FL 33309, within 30 days after
the first publication of this Notice in
the BUSINESS OBSERVER (GULF
COAST), and file the original with the
Clerk of this Court either before service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
mand in the complaint.
This notice is provided pursuant to
Administrative Order No. 2.065.
In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal Aid of Manasota at (941) 747-1628
or www.legalaidofmanasota.org. If you
do not qualify for free legal assistance or
do not know an attorney, you may email
an attorney referral service (listed in the
phone book) or contact the Florida Bar
Lawyer Referral Service at (800) 342-
8011.
If you are a person with a disabili-
ty who needs any accommodations in
order to participate in this proceed-
ing, you are entitled, at no cost to
you, to the provision of certain as-
sistance. Please contact the Manatee
County Jury Office, P.O. Box 25400,
Bradenton, Florida 34206, (941) 741-
4062, at least seven (7) days before
your scheduled court appearance, or
immediately upon receiving this noti-
fication if the time before the sched-
uled appearance is less than seven
(7) days; if you are hearing or voice
impaired, call 711.
WITNESS my hand and the seal of
this Court this 10TH day of SEPTEM-
BER, 2025.
ANGELINA COLONNESO
As Clerk of the Court by:
By:/s/ As Deputy Clerk
Submitted by:
Marinosci Law Group, PC.
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

NOTICE OF ACTION TO QUIET
TITLE TO REAL PROPERTY AND
TO DECLARE TRUST TERMS AND
DETERMINE TRUST
BENEFICIARY
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2025 CA 002012
ALICE M. LOWE, as Personal
Representative of the Estate of
Margaret A. Lowe,
Plaintiff, v.
UNKNOWN BENEFICIARIES AND
PARTIES CLAIMING THROUGH
The Thomas P. and Alice L.
Geoghegan Joint Trust Agreement
dated August 9, 1994,
Defendant(s).
TO: Unknown Beneficiaries and Parties
Claiming Through the Thomas P. And Al-
ice L. Geoghegan Joint Trust Agreement
Dated August 9, 1994
YOU ARE HEREBY NOTIFIED
that an action has been commenced
to declare trust terms of the Thomas
P. And Alice L. Geoghegan Joint Trust
Agreement Dated August 9, 1994, and to
determine that Margaret A. Lowe is the
sole beneficiary of the trust estate,
including the real property commonly
known as 6915 7th Ave. W. Bradenton,
Florida 34209-3409; and
YOU ARE HEREBY FURTHER
NOTIFIED that the action seeks to
quiet title to the following real property,
lying and being and situated in Mana-
tee County, Florida, more particularly
described as follows:
Unit 6019, Section 10, Village
Green of Bradenton Condominium,
according to the Declara-
tion of Condominium recorded in
O.R. Book 960, Page 849,
inclusive, as per plat thereof
as recorded in Condominium
Book 9, Pages 176, 177 and 178,
of the Public Records of Manatee
County, Florida.
more commonly known as 6915
7th Ave. W. Bradenton, Florida

34209-3409,
This action has been filed against you
and you are required to serve a copy
of your written defense, if any, upon
George Parpas, Esquire, Williams Park-
er Harrison Dietz & Getzen, Attorneys
for Plaintiff, whose address is 50 Cen-
tral Avenue, Eighth Floor, Sarasota,
Florida 34236, within thirty (30) days
after the first publication of this no-
tice and file the original with the clerk
of this Court either before with service
on Plaintiff's attorney or immediately
thereafter; otherwise a default will be
entered against you for the relief de-
manded in the Complaint.
In and for Manatee County:
If you cannot afford an attorney, contact
Gulfcoast Legal Services at (941) 746-
6151 or www.gulfcoastlegal.org, or Le-
gal Aid of Manasota at (941) 747-1628
or www.legalaidofmanasota.org. If you
do not qualify for free legal assistance or
do not know an attorney, you may email
an attorney referral service (listed in the
phone book) or contact the Florida Bar
Lawyer Referral Service at (800) 342-
8011.
If you are a person with a disability
who needs any accommodations in or-
der to participate in this proceeding,
you are entitled, at no cost to you,
to the provision of certain assistance.
Please contact the Manatee County
Jury Office, P.O. Box 25400, Braden-
ton, Florida 34206, (941) 741-4062, at
least seven (7) days before your sched-
uled court appearance, or immediately
upon receiving this notification if the
time before the scheduled appearance
is less than seven (7) days; if you are
hearing or voice impaired, call 711.
WITNESS my hand and seal of this
Court on the 15TH day of September,
2025.
Angelina Colonnese
Circuit and County Courts
By:/s/ Kris Gaffney
Deputy Clerk
9221332.v1
Sept. 19, 26; Oct. 3, 10, 2025
25-01693M

--- ACTIONS / SALES / PUBLIC SALES ---		
SECOND INSERTION		
<p>NOTICE OF SALE IN THE CIRCUIT CIVIL COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION Case No. 41-2024-CA-001000 Division B CITIBANK, N.A. AS TRUSTEE FOR ELLINGTON FINANCIAL MORTGAGE TRUST 2021-2, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2021-2 Plaintiff, vs. TIMOTHY NEIL ROBERTSON A/K/A TIMOTHY ROBERTSON , MARY JANE ROBERTSON, AND UNKNOWN TENANTS/OWNERS, Defendants. Notice is hereby given, pursuant to Final Judgment of Foreclosure for Plaintiff entered in this cause on September 3, 2025, in the Circuit Court of Manatee County, Florida, Angelina M. Colonnese, Clerk of the Circuit Court, will sell the property situated in Manatee County, Florida described as: 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</p> <p>THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. and commonly known as: 4912 22ND AVE W, BRADENTON, FL 34209; including the building, appurtenances, and fixtures located therein, at public sale, to the highest and best bidder, for cash, www.manatee.realforeclose.com, on October 8, 2025 at 11:00 A.M.. 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, 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 September 10, 2025 By:/s/ David R. Byars David R. Byars Attorney for Plaintiff 320250/2424926/CMP Sept. 19, 26, 2025 25-01670M</p>		
SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025 CA 002129 AX Agency Case No.: 2025-018062 IN RE: FORFEITURE OF: ONE SILVER CROSS, ONE GOLD ROPE CHAIN, AND ONE GOLD LINK CHAIN WITH MEDALLION TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED: YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriffs Office, on the following property in Manatee County, Florida: ONE SILVER CROSS, ONE GOLD ROPE CHAIN, AND ONE GOLD LINK CHAIN WITH MEDALLION, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-</p> <p>plaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED: 9/17/2025 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (SEAL) BY: K. Gaffney Deputy Clerk Sept. 19, 26, 2025 25-01724M</p>		
SECOND INSERTION		
<p>NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 412024CA000948CAAXMA THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, Plaintiff, v. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED, ET AL., Defendants(0, NOTICE IS HEREBY GIVEN pursuant to a In Rem Final Judgment dated August 25, 2025 entered in Civil Case No. 412024CA000948CAAXMA in the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein THE BANK OF NEW YORK MELLON FKA THE BANK OF NEW YORK, AS TRUSTEE FOR THE CERTIFICATEHOLDERS OF CWALT, INC., ALTERNATIVE LOAN TRUST 2005-57CB, MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-57CB, Plaintiff and UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; JEANNETTE D. LEPRIOL; RAYMOND J. LEPRIOL, III, AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; BRENDA LEPRIOL SANDERS, AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND J. LEPRIOL, DECEASED; ASHLEY LEPRIOL, AS POTENTIAL HEIR OF THE ESTATE OF RAYMOND</p> <p>J. LEPRIOL, DECEASED; UNKNOWN TENANT #1; UNKNOWN TENANT #2 are defendants, Angelina Colonnese, Clerk of Court, will sell the property at public sale at www.manatee.realforeclose.com beginning at 11:00 AM on October 15, 2025 the following described property as set forth in said Final Judgment, to-wit:. THE EAST 1/2 OF LOTS 395 AND 396, ROSEDALE MANOR, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 3805 West 11th Avenue, Bradenton, FL 34205 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 PUBLISHED AS PROVIDED HEREIN. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, 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. Kelley Kronenberg 10360 West State Road 84 Fort Lauderdale, FL 33324 Phone: (954) 370-9970 Fax: (954) 252-4571 Service E-mail: fltrealp@kelleykronenberg.com /s/ Tajj S. Foreman Tajj S. Foreman, Esq. FBN: 0058606 File No: 2390.000159 Sept. 19, 26, 2025 25-01702M</p>		
SECOND INSERTION		
<p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO: 2025-CC-1356 COPPERSTONE TOWNHOME HOMEOWNERS ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. NAKESHA M. THOMAS; UNKNOWN SPOUSE OF NAKESHA M. THOMAS; AND UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN that, pursuant to the Final Judgment entered in this cause, in the County Court of Manatee County, Florida, Angelina Colonnese, Clerk of Court, will sell all the property situated in Manatee County, Florida described as: 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</p> <p>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 accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941)741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. MANKIN LAW GROUP BRANDON K. MULLIS, Esq. Email: Service@MankinLawGroup.com Attorney for Plaintiff 2535 Landmark Drive, Suite 212 Clearwater, FL 33761 (727) 725-0559 FBN: 23217 Sept. 19, 26, 2025 25-01681M</p>		
SECOND INSERTION		
<p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025CA000729AX CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, VS. NICO SAMMICK LEE; KAYLA D. WHITE; et al., Defendant(s). TO: Nico Sammick Lee Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Unknown Spouse of Nico Sammick Lee Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Kayla D. White Last Known Residence: 323 158th Street E Bradenton, FL 34212 TO: Unknown Spouse of Kayla D. White Last Known Residence: 323 158th Street E Bradenton, FL 34212 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 5, CODDINGTON PHASE 1, ACCORDING TO THE PLAT AS RECORDED IN PLAT BOOK 73, PAGE 65, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM FIRST PUB, and file the origi-</p> <p>Angelina Colonnese As Clerk of the Court By:/s/ Kris Gaffney As Deputy Clerk 1133-3750B Ref# 12473 Sept. 19, 26, 2025 25-01663M</p>		
SECOND INSERTION		
<p>NOTICE OF SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412024CA000928CAAXMA THE SECOND BAYSHORE CONDOMINIUM ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. TERI L. JOHNSON-MATRONI, ET AL., DEFENDANTS. NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated August 25, 2025, and entered in Case No. 412024CA000928CAAXMA of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein THE SECOND BA YSHORE CONDOMINIUM ASSOCIATION, INC. is Plaintiff, and Teri L. Johnson-Matroni, Unknown Spouse of Teri L. Johnson-Matroni , Unknown Tenant No. 1 in Possession of Subject Property nka Brandon Revell and Unknown Tenant No. 2 in Possession of Subject Property are Defendants, I will sell to the highest and best bidder for cash: [] www.manatee.realforeclose.com, the Clerk's website for online auctions, at 11:00 AM, on the 22nd day of October, 2025 the following described property as set forth in said Final Judgment, to wit: Unit C-21, Building C of The Second Bayshore Condominium, Section 13, a Condominium, according to The Declaration of Condominium recorded in O.R. Book 376, Page 608, and all exhibits and amendments thereof, and recorded in Condominium</p> <p>Plat Book 1, Page 52, Public Records of Manatee County, Florida. A/K/A: 5884 17th St. W., Unit #C21, Bradenton, FL 34207 NOTICE: IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THEN THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS. IF THE SURPLUS FUNDS ARE NOT CLAIMED BY THE OWNER AFTER ONE YEAR, THE FUNDS WILL BE DEPOSITED WITH THE CHIEF FINANCIAL OFFICER PURSUANT TO CHAPTER 717. 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 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</p>		
SECOND INSERTION		
<p>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</p>		
SECOND INSERTION		
<p>NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 10/09/2025 at 10:00 AM. Morma Davenport – Clothes Tristan Hendrix – small furniture , Personal belongings The auction will be listed and advertised on www.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 25-01650M</p>		
SECOND INSERTION		
<p>NOTICE OF PUBLIC SALE Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address 5225 Caruso Road, Bradenton, FL 34203 Phone Number 941-216-0233 Time of Sale October 9, 2025 @ 11am Patlyn Bailey toys, couch, clothes, shoes, boxes Ana Leet furniture, boxes, clothing, household goods, kitchen items The auction will be listed and advertised on www.storage treasures.com Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Sept. 19, 26, 2025 25-01649M</p>		
SECOND INSERTION		
<p>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 "1": 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 Narraganset Trl Sarasota, FL 34233 United States; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States; Richard A. Brubaker and Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States. Exhibit "A-1": Contract No., Unit Week No., Condominium Parcel No.; 01/6V, 1, 6; 02/7V, 2, 7; 31/26V, 31, 26; 39/21V, 39, 21; 40/25V, 40, 25; 47/10V, 47, 10; 51/7V, 51, 7; 52/1V, 52, 1. September 19, 26, 2025 25-01672M</p>		
SECOND INSERTION		
<p>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, deceased, 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 other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS</p> <p>NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this Notice is September 19, 2025. Signed on 9/17/25. Andrea S. Harmon Petitioner Damian M. Ozark, Esquire The Ozark Law Firm, P.A. Florida Bar No. 0582387 1904 Manatee Avenue West, Ste. 300 Bradenton, Florida 34205 Telephone: (941)750-9760 dmozark@ozarklawfirm.com Sept. 19, 26, 2025 25-01729M</p>		