

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

Notice of Public Meeting
Lakewood Ranch Stewardship District

A meeting of the Board of Supervisors of the Lakewood Ranch Stewardship District will be held on Friday, October 10, 2025, at 11:00 a.m. at Schroeder-Manatee Ranch, Inc., 14400 Covenant Way, Lakewood Ranch, FL 34202. The meeting is open to the public and will be conducted in accordance with provisions of Florida Law for independent special districts. The meeting may be continued to a date, time, and place to be specified on the record at the meeting. There may be occasions when Supervisors or staff may participate by speaker telephone.

A copy of the agenda for the meeting may be obtained at the offices of the District Manager, PFM Group Consulting LLC., located at 3501 Quadrangle Boulevard, Suite 270, Orlando 32817, (407) 723-5900, during normal business hours.

Any person requiring special accommodations at the meeting because of disability or physical impairment should contact the District Office at (407) 723-5900 at least forty-eight (48) hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8770, for aid in contacting the District Office.

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the 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.

Jane Gaarlandt
District Manager
October 3, 2025

25-01862M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES SAWGRASS VILLAGE
COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Sawgrass Village Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

October 22, 2025
November 26, 2025
December 24, 2025*
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026
June 24, 2026
July 22, 2026
August 26, 2026
September 23, 2026

* Meeting may be rescheduled or canceled due to the holiday.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager
October 3, 2025

25-01839M

FIRST INSERTION

WILLOW WALK
COMMUNITY DEVELOPMENT DISTRICT
REQUEST FOR PROPOSALS

Landscape & Irrigation Maintenance Services
Manatee County, Florida

Willow Walk Community Development District (the "District") hereby requests proposals to provide services relating to the exterior landscaping and irrigation maintenance as more specifically set forth in the Project Manual.

The Project Manual will be available beginning Monday October 6, 2025, at 12:00 p.m. (EST) at the office of Rizzetta & Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, for the sum of \$100.00 per Project Manual. Purchase of the Project Manual is mandatory. Failure to purchase the Project Manual as specified herein will preclude the District's consideration of a proposal submitted by the proposer. Each Project Manual will include, but not be limited to, the Request for Proposals, proposal forms, contract documents, project scope, technical specifications, and site plan. Please make checks payable to Rizzetta & Company, Inc. NO CASH OR CREDIT CARD ACCEPTED. The Field Services Manager shall be the contact person regarding the Project Manual. Mr. John Fowler can be reached by email at jfowler@rizzetta.com or via phone at (813) 933-5571.

There will be a mandatory Pre-Proposal Meeting on Friday, October 10, 2025, at 10:00 a.m. (EST) at the Willow Walk community pool located at 4220 Lindever Ln., Palmetto, FL 34221. Failure to attend will preclude the District's consideration of a proposal submitted by a non-attending proposer. The Project Manual will not be available for sale at the mandatory Pre-Proposal Meeting, but will be available at the Rizzetta & Co., Inc. office at the address stated above until Friday, October 17, 2025, at 12:00 p.m. (EST).

The District is a special-purpose unit of government created and operating in accordance with Chapter 190 Florida Statutes. The entities submitting proposals must be able to provide for the level of service as outlined in the Project Manual and meet the following qualifications: (i) be authorized to do business in Florida. (ii) hold all required state and federal licenses in good standing; (iii) have at least five (5) years of experience as a landscape and irrigation maintenance contractor; (iv) be fully licensed and insured; (v) be in good financial standing with no history of bankruptcy or financial reorganization; (vi) attend the mandatory Pre-Proposal Meeting, as Proposers will be responsible for 100% of their own area takeoffs; and (vii) submit total price for the initial term of one (1) year along with an option for three (3) one (1) year renewals with price.

The District has the right to reject any, and all proposals, make modifications to the work, and waive any minor informalities and irregularities in proposals as it deems appropriate, if it determines in its discretion that it is in the best interest of the District to do so.

Any person who wishes to protest the Project Manual, or any component thereof,

FIRST INSERTION

PUBLIC NOTICE

NOTICE OF DEFAULT AND INTENT TO FORECLOSE; regarding timeshare interest(s) owned by the Obligor(s) (see **Schedule "1"** attached hereto for Obligors and their notice address) **Resort Sixty-Six**, located in **Manatee** County, Florida, and more specifically described as follows: An undivided 1/1,508th interest in the real property described in the Declaration of Covenants, Conditions and Restrictions of RESORT SIXTY-SIX, a time share plan (the "Declaration") as recorded in Official Records Book 1233, Page 0247 of Public Records of Manatee County, Florida, together with all improvements, easements, rights, privileges and appurtenances pertaining thereto, which ownership interest shall entitle Grantee to possession of Unit (**See Exhibit "A-1"**) during Unit Week (**See Exhibit "A-1"**), described in the Declaration. Pursuant to the Declaration(s) /Plan(s) referenced above, **Resort Sixty-Six Owners 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 155075-RSS8-HOA, NOD. Schedule "1":** Contract No./ Unit/ Week/ Frequency, Obligors, Notice Address; 05/222R, Glenn R. Matecum and the heirs and/or devisees of Eugene D. Matecum and the heirs and/or devisees of Marilyn L. Matecum, Po Box 1404 Holmes Beach, Fl 34218 United States; 17/112R, Lutz Windisch, 979 Vasco Da Gama Ln Foster City, Ca 94404 United States; 47/227R, Samantha Dalry, 1442 Astor Ave Ann Arbor, Mi 48104 United States.

October 3, 10, 2025

25-01859M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES BUCKHEAD TRAILS II
COMMUNITY DEVELOPMENT DISTRICT FISCAL YEAR 2026

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that for the Fiscal Year 2025/2026, regular meetings of the Board of Supervisors of the Buckhead Trails II Community Development District are scheduled to be held at **1:00 PM. at the Eaves Bend Amenity Center located at 4725 Los Robles Court, Palmetto, FL 35779** as follows:

October 22, 2025
November 26, 2025
December 24, 2025*
January 28, 2026
February 25, 2026
March 25, 2026
April 22, 2026
May 27, 2026
June 24, 2026
July 22, 2026
August 26, 2026
September 23, 2026

* Meeting may be rescheduled or canceled due to the holiday.

The meetings will be open to the public and will be conducted in accordance with the provision of Florida Law for community development districts. Any meeting may be continued to a date, time, and place to be specified on the record at the meeting. Copies of the agendas for the meetings listed above may be obtained from Inframark, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607, or 813-873-7300, one week prior to the meeting. There may be occasions when one or more Supervisors will participate by telephone.

In accordance with the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District's management company office, Inframark at 813-873-7300, at least two (2) business days prior to the date of the hearing and meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 for aid in contacting the District.

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

Jayna Cooper
District Manager
October 3, 2025

25-01838M

shall file with the District a written notice of protest within seventy-two (72) calendar hours (excluding Saturdays, Sundays, and state holidays) after the Project Manual is made available, and shall file a formal written protest with the District within seven (7) calendar days (including Saturdays, Sundays, and state holidays) after the date of timely filing the initial notice of protest. Filing will be perfected and deemed to have occurred upon receipt by the District Manager, Rizzetta and Company, Inc., 3434 Colwell Ave. Ste. 200, Tampa, Florida, 33614. Failure to timely file a notice of protest or failure to timely file a formal written protest shall constitute a waiver of any right to object to or protest the contents of the District's Project Manual. The formal written protest shall state with particularity the facts and law upon which the protest is based.

Ranking of proposals will be made by the District's Board of Supervisors (the "Board") on the basis of qualifications according to the evaluation criteria contained within the Project Manual and the Board will meet on Tuesday, December 2, at 4:00 p.m. at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Blvd., Parrish FL 34219, to conduct said ranking. The Board meeting is hereby publicly advertised. Any and all questions relative to this project shall be directed in writing, by e-mail only, to John Fowler at jfowler@rizzetta.com , with an e-mail copy to Savannah Hancock, District Counsel, at savannahcdlawyers.com, no later than Thursday, October 23, 2025, by 4:00 p.m. (EST). Answers will be provided to all eligible proposers by 5:00 p.m. (EST), Friday, October 24, 2025.

Firms desiring to provide services for this project must submit one (1) original, five (5) hard copies and one (1) digital copy, in the form of a flash drive, of the required proposal no later than 10:00 a.m. (EST) on Friday, November 7, 2025, at the office of Rizzetta and Company, Inc., 2700 South Falkenburg Road, Suite 2745, Riverview, Florida 33578, Attention: John Fowler. Proposals must be delivered via FedEx, UPS, courier, or hand delivered. This office location does not receive US mail. Proposals shall be submitted in one sealed opaque package, shall bear the name of the proposer on the outside of the package, and shall identify the name of the project. Proposals will be opened at the time and date stipulated above; those received after the time and date stipulated above will be returned unopened to the proposer. Any proposal not completed as specified or missing the required proposal documents as provided in the Project Manual may be disqualified. No official action of the District's Board will be taken at this meeting, it is held for the limited purpose of opening the bids. The meeting is open to the public and will be conducted in accordance with the provisions of Florida law. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least five (5) calendar days prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 711 or 1-800-955-8770, for aid in contacting the District Office. A copy of the agenda for this meeting may be obtained from the District Manager, Rizzetta and Company, Inc., 3434 Colwell Avenue, Suite. 200, Tampa, Florida 33614. This meeting may be continued to a date, time, and place to be specified on the record at the meeting.

Willow Walk Community Development District
Stephanie DeLuna, District Manager sdeluna@rizzetta.com
October 3, 2025

25-01836M

FIRST INSERTION

NOTICE OF SPECIAL MEETING OF THE BOARD OF SUPERVISORS OF
THE DW BAYVIEW COMMUNITY DEVELOPMENT DISTRICT

NOTICE IS HEREBY GIVEN that the DW Bayview Community Development District (the "District") will hold a special meeting (the "Meeting") of its Board of Supervisors (the "Board") on October 17, 2025, at 10:00 a.m. at Driftwood Clubhouse, 8810 Barrier Coast Trail, Parrish, Florida 34219.

A copy of the agenda for the Meeting may be obtained by contacting the District Manager, Rizzetta & Company, Inc., 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, via telephone at (813) 533-2950 or via email at sdeluna@rizzetta.com (the "District Manager's Office") during normal business hours. The Meeting is open to the public and will be conducted in accordance with the provisions of Florida law for special districts. The Meeting may be continued to a date, time, and place to be specified on the record at the Meeting.

There may be occasions when one or more Supervisors will participate by telephone. Any person requiring special accommodations in order to access and participate in the Meeting because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (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 Manager's Office.

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

Stephanie DeLuna
District Manager

DW Bayview Community Development district
October 3, 2025

25-01816M

FIRST INSERTION

NORTHLAKE STEWARDSHIP DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("**Board**") of the Northlake Stewardship District ("**District**") will hold regular meetings for Fiscal Year 2026 at 5:00 p.m., or as soon thereafter as the matter may be heard, at 6102 162nd Ave E., Parrish, Florida 34219 on the following dates:

October 28, 2025
November 19, 2025
December 17, 2025
January 21, 2026
February 18, 2026
March 18, 2026
April 15, 2026
May 20, 2026
June 17, 2026
July 15, 2026
August 19, 2026
September 16, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office 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://northlakesd.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 these meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025

25-01840M

FIRST INSERTION

NEWPORT ISLES COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Newport Isles Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 10:00 a.m., at WRA Engineering, 7978 Cooper Creek Blvd., Suite 102, University Park, Florida 34201 on the following dates:

October 20, 2025
November 17, 2025
December 15, 2025
March 16, 2026
April 20, 2026
May 18, 2026
June 15, 2026
July 20, 2026
August 17, 2026
September 21, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. Copies of the agendas may be obtained by contacting the offices of the District Manager, c/o Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, Ph: (561) 571-0010 ("District Manager's Office"), during normal business hours or by visiting the District's website, <https://newportislesd.net/>.

The meetings are open to the public and will be conducted in accordance with the provisions of Florida law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. There may be occasions when Board Supervisors or District Staff may participate by speaker telephone.

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

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

District Manager
October 3, 2025

25-01849M

OFFICIAL
COURTHOUSE
WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH
COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR
LEGAL NOTICES

floridapublicnotices.com

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 Noel Reserve located at 16235 Pine Mist Dr in the City of Bradenton, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 30th day of September, 2025.

Christopher B. Noel
October 3, 2025 25-01848M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that Randy Porter / PHILLIPS INVESTMENTS, LLC will engage in business under the fictitious name VILLAS OF HOLLYBROOK - BRADENTON COVE, with a physical address 3503 14th Street Bradenton, Florida 34205, with a mailing address 3503 14th Street Bradenton, Florida 34205, and already registered the name mentioned above with the Florida Department of State, Division of Corporations.

October 3, 2025 25-01847M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 10/23/2025 at 9:30 AM

Viviana Villa - Couch, Twin Bed, Christmas decorations, patio furniture

Chandra Yvette Washington - Furniture, boxes, household 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.

October 3, 10, 2025 25-01819M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

5005 Englewood Road, Venice, FL 34293 Date: 10/23/2025 Time: 10.30am

Sean Dayton Furniture

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.

October 3, 10, 2025 25-01817M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW PURSUANT TO SECTION 865.09, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of "THE BEACON", located at 518 13th Street West, Bradenton, Florida 34205, in the County of Manatee, in the City of Bradenton, State of Florida,34205 (Zip code). GALATIANS 6:2, INC., a Florida Corporation, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

DATED at Bradenton, Manatee County, Florida, this 30th day of September, 2025.

GALATIANS 6:2, INC.

a Florida Corporation

By: /s/ Gary Crawford, Manager

October 3, 2025 25-01855M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5717 14th Street W, Bradenton, Florida 34207

Phone Number 941-866-6675

Time of Sale 10/23/2025 9:30am

Bertha Jean - guitar case, fish tank, hover board, bags, boxes

Lappe Gonzales - dresser, boxes, luggage, kids bikes, heater, totes

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.

October 3, 10, 2025 25-01834M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: Facility Address-4010 State Road 64 E., Bradenton, FL 34208 / Phone Number-941-705-9605 / Time of Sale-10/23/25 9:30am

Bobbi-Jo Sperry-Household Items

Olivia-Grace Miller-Car. Misc house-hold items.

Margaret Burton-Small furniture

The auction will be listed and advertised on www.storagetreasures.com

October 3, 10, 2025 25-01833M

FIRST INSERTION

NOTICE UNDER FICTITIOUS NAME LAW Pursuant to F.S. §865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of pressure washing bros, located at 2618 6th st e, in the City of bradenton, County of Manatee, State of FL, 34208, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated this 29 September, 2025.

Ernesto Cantu
2618 6th st e
bradenton, FL 34208
October 3, 2025 25-01837M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of Seamless Auto Spa located at 510 45th St E, in the County of Manatee, in the City of Bradenton, Florida 34208 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Bradenton, Florida, this 24th day of September, 2025.

HERRERA MOTORS LLC

October 3, 2025 25-01812M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 5305 Manatee Ave W
Bradenton, FL 34205
Phone: 561-288-4405
on 10-23-2025 at 9: 30 AM

Tenant -

Liz Mannon -trailer for lawn equip

Chiquita Lashone James-TVs; small household items, clothes

Dayana Alejandra Alvarez Mayora-Household Items

Chastity Hope-Household Goods/Furniture

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.

October 3, 10, 2025 25-01821M

FIRST INSERTION

LAKE FLORES COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

Notice is hereby given that the Board of Supervisors ("Board") of the Lake Flores Community Development District (the "District"), located in Manatee County, will hold Regular Meetings for Fiscal Year 2026 at 11:00 a.m., at 8116 Cortez Road W, Bradenton, FL 34210 on the following dates:

- October 14, 2025
- November 18, 2025
- December 16, 2025
- January 20, 2026
- February 17, 2026
- March 17, 2026
- April 21, 2026
- May 19, 2026
- June 16, 2026
- July 21, 2026
- August 18, 2026
- September 15, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431 at least seven (7) days in advance of the meetings by calling (561) 571-0010, during normal business hours, or by visiting the District's website, https://lakeflorescdd.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 this meeting because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01835M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Address 5225 Caruso Road, Bradenton, FL 34203

Phone Number 941-216-0233

Time of Sale October 23, 2025 @ 11am

Kristy Weinberg Household

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.

October 3, 10, 2025 25-01818M

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Extra Space Storage, 3708 Manatee Ave W Bradenton, FL 34205 on 10/23/25 at 9: 30 AM

Asa Elliott- Tvs tables furniture clothes

Tzu Wei Lin- Household Goods/Furniture

Tyler Olson- Household

Kaitlyn Dupre- household item, clothing boxes

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.

October 3, 10, 2025 25-01820M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 10/23/2025 at 10:00 AM.

Deidre Greene - Household goods

Kowana Turner - Household goods

Crystal Horton - Household goods

Kyle Chaffin - Household Items

Barbara Montague - Household goods

Christopher Millard - Household goods

Mackenzie Jianelli - Household goods

Olivia Tooker - Household goods

Bradley Armstead - Household goods

Alexander Freed - Household goods

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property

October 3, 10, 2025 25-01823M

FIRST INSERTION

AVIARY AT RUTLAND RANCH COMMUNITY DEVELOPMENT DISTRICT NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Aviary at Rutland Ranch Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 5:00 p.m., at 6102 162nd Ave E., Parrish, Florida 34219 on the following dates:

October 28, 2025

November 19, 2025

December 17, 2025

January 21, 2026

February 18, 2026

March 18, 2026

April 15, 2026

May 20, 2026

June 17, 2026

July 15, 2026

August 19, 2026

September 16, 2026

The purpose of the meetings is for the Board to consider any business which may properly come before it. The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for the meetings may be obtained from the office of the District Manager at least seven (7) days in advance of the meeting via email at info@aviarycdd.org, by calling (561) 571-0010, during normal business hours or by visiting the District's website, https://aviarycdd.org/.

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 these meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 3, 2025 25-01841M

FIRST INSERTION

NOTICE OF FINAL AGENCY ACTION BY THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT

Notice is given that the District's Final Agency Action is approval of the application for an Environmental Resource Permit to serve Residential activities on 87.60 acres known as West Manatee Preparedness Plan. The project is located in Manatee County, Section(s) 17, 18, 19, 20, Township 35 South, Range 17 East. The permit applicant is Cargor Partners VII-Longbar Pointe, LLLP whose address is 1651 Whitfield Ave, Sarasota FL 34243. The Permit No. is 43040157.062.

The file(s) pertaining to the project referred to above is available for inspection Monday through Friday except for legal holidays, 8:00 a.m. to 5:00 p.m., at the Southwest Florida Water Management District, Tampa Service Office, 7601 U.S. Highway 301 North, Tampa, Florida 33637.

NOTICE OF RIGHTS

Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Tampa address, 7601 US Hwy. 301, Tampa, FL 33637-6759 within 21 days of publication of this notice (or within14 days for an Environmental Resource Permit with Proprietary Authorization for the use of Sovereign Submerged Lands). Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S.

Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above.

Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing.

October 3, 2025 25-01857M

FIRST INSERTION

Notice of Meetings Fiscal Year 2026 Annual Meeting Schedule Woodland Preserve Community Development District

As required by Chapters 189 and 190 of Florida Statutes, notice is hereby given that the Fiscal Year 2025-2026 Regular Meetings of the Board of Supervisors of the Woodland Preserve Community Development District shall be held on the 2nd Tuesday of every month at 10:30 a.m. at Waterscapes Pools & Spas, 8141 Lakewood Main Street, Suite 209A, Lakewood Ranch, FL 34202, except where noted. The meeting dates are as follows:

- Oct 14, 2025
- Nov 18, 2025
- Dec 16, 2025
- Jan 13, 2026
- Feb 10, 2026
- Mar 10, 2026
- Apr 14, 2026
- May 12, 2026
- Jun 9, 2026
- Jul 14, 2026
- Aug 11, 2026
- Sep 8, 2026

Please note: Meetings are subject to cancellation or rescheduling due to holidays or other scheduling conflicts.

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

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

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

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

Andy Mendenhall,
Kai, District Management
October 3, 2025 25-01856M



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

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

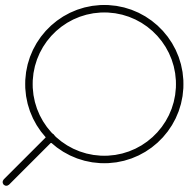


Citizens continue to learn about vital civic matters from newspaper notices.

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

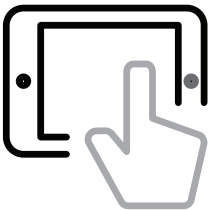
Verifying publication is difficult-to-impossible on the web.

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



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

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



Moreover, the real digital divide for public notice is growing

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

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

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



Types Of Public Notices

Citizen Participation Notices

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

Commercial Notices

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

Court Notices

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

Stay Informed, It's Your Right to Know.

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

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2266
IN RE: ESTATE OF
ROBIN J. ZOLLER,
Deceased.

The administration of the estate of ROBIN J. ZOLLER, deceased, whose date of death was September 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 October 3, 2025.

Personal Representative:
John Baldwin
c/o MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
Attorney for Personal Representative:
Catherine Z. Mackey, Esq.
Florida Bar Number: 657123
MACKEY LAW GROUP P.A.
1402 3RD AVE W
BRADENTON, FL 34205
Telephone: (941) 746-6225
Fax: (941) 748-6584
October 3, 10, 2025 25-01829M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002197
Division Probate
IN RE: ESTATE OF
CYNTHIA BRYANT CONE
Deceased.

The administration of the estate of CYNTHIA BRYANT CONE, deceased, whose date of death was August 26, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
PHILIP R. CONE
1241 Hill Hollow Way
Apex, NC 27523
Attorney for Personal Representative:
Dana Laganella Gerling, Esq.
Florida Bar No. 0503991
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East,
Bradenton, FL 34203
Telephone: (941) 756-6600
Email:
dlaganella@gerlinglawgroup.com
October 3, 10, 2025 25-01842M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 25-CP-002090
IN RE: ESTATE OF
FORD O. GOTHAM JR.,
Deceased.

The administration of the Estate of Ford O. Gotham Jr., deceased, whose date of death was July 19, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below.

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

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

The Personal Representative has no duty to discover whether any property

held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in Ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under S. 732.2211, Florida Statutes. The written demand must be filed with the Clerk.

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

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

The date of first publication of this Notice is October 3, 2025.

Personal Representative:
Janet Ann Mandich
1222 Meadow Chase Drive
Lewisville, North Carolina 27023
Attorney for Personal Representative:
Ashly Mae Guernaccini, Esq.
Florida Bar Number: 1022329
At Cause Law Office, PLLC
314 S. Missouri Avenue, Suite 201
Clearwater, Florida 33756
Telephone: (727) 477-2255
Fax: (727) 234-8024
E-Mail: ashly@atcauselaw.com
Secondary E-Mail:
shelby@atcauselaw.com
October 3, 10, 2025 25-01843M

FIRST INSERTION

NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
12TH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO. 2025-CA-000165
TITAN FUNDING, LLC, a Florida
limited liability company,
Plaintiff, vs.
SBL PERSONAL INVESTMENTS,
LLC, a foreign limited liability
company; UNKNOWN TENANT IN
POSSESSION # 1; and UNKNOWN
TENANT IN POSSESSION # 2,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to a Final Summary Judgment of Mortgage Foreclosure dated September 30, 2025 entered in Case No.2025-CA-000165 of the Circuit Court of the 12th Judicial Circuit in and for Manatee County, Florida wherein TITAN FUNDING, LLC, a Florida limited liability company, is the Plaintiff(s) and SBL PERSONAL INVESTMENTS, LLC, a foreign limited liability company, is the Defendant, I will sell to the highest and best bidder for cash by electronic sale beginning at 11:00 a.m. on the 4th day of November, 2025 at www.manatee.realforeclose.com, the following described property as set

forth in said Order or Final Judgment, to-wit:

Lot 24, Richmond Spring Lakes Estates, formerly known as Clark Spring Lake Estates, according to the map or plat thereof, as recorded in Plat Book 9, Page 24, of Public Records of Manatee County, Florida.

a/k/a 7107 Holmes Boulevard, 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 WITHIN 60 DAYS AFTER THE SALE.

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.

October 3, 10, 2025 25-01861M

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2203
Division Probate
IN RE: ESTATE OF
ANN MARIE HALLIDAY
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 Ann Marie Halliday, deceased, File Number 2025 CP 2203, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was January 28, 2025; that the total value of the estate is \$18,143.88 and that the names and addresses of those to whom it has been assigned by such order are:

| Name | Address |
|---|--|
| David S. Halliday, as successor trustee of the ANN M. HALLIDAY REVOCABLE TRUST dated June 28, 2018 and amended on July 18, 2024 | 609 Jefferson St Apt 4A Hoboken, NJ 07030 |

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 October 3, 2025.

Person Giving Notice:
David S. Halliday
609 Jefferson St Apt 4A
Hoboken, New Jersey 07030
Attorney for Person Giving Notice
Christopher D. Smith, Esq.
Attorney for David S. Halliday
Florida Bar Number: 0605433
1561 Lakefront Dr Unit 204
SARASOTA, FL 34240
Telephone: (941) 202-2222
Fax: (941) 907-3040
E-Mail: smith@chrissmith.com
Secondary E-Mail:
paralegals@chrissmith.com
October 3, 10, 2025 25-01831M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
Case No.: 2025 CA 001978 AX
Agency Case No.: 2025-015167
IN RE: FORFEITURE OF:
ONE HUNDRED SIXTY-NINE
THOUSAND THREE HUNDRED
FORTY-SEVEN DOLLARS
(\$169,347.00) IN U.S. CURRENCY
TO ALL PERSONS OR ENTITIES
HAVING OR CLAIMING TO HAVE
ANY RIGHT, TITLE OR INTEREST
IN THE PROPERTY HEREIN DE-
SCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida, ONE HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED FORTY-SEVEN DOLLARS (\$169,347.00) IN U.S. CURRENCY and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W, Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Com-

plaint.

In and for Manatee County:

If you cannot afford an attorney, you may contact Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org or Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.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 or www.floridabar.org/public/lrs/.

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: 9/8/2025

ANGELINA COLONNESO,
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY,
FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(SEAL) BY: KRIS GAFFNEY
eSigned: 09/08/2025 09:58:26 AM
Deputy Clerk
October 3, 10, 2025 25-01844M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2046 AX
Division Probate
IN RE: ESTATE OF
ELIZABETH ANN HUGHES BOYD
Deceased.

The administration of the estate of Elizabeth Ann Hughes Boyd, deceased, whose date of death was August 2, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

The date of first publication of this notice is October 3, 2025.

Personal Representative:
/s/ Richard H. Fosberg
(Aug 27, 2025 19:32:37 EDT)
Richard H. Fosberg
13137 Indigo Way
Bradenton, Florida 34211
Attorney for Personal Representative:
Daniel Hooper Smith, Esq., Attorney
Florida Bar Number: 1006829
ADVOCATES IN AGING
WIESNER SMITH PLLC
328 N Rhodes Avenue
Sarasota, Florida 34237
Telephone: (941) 365-9900
Fax: (941) 365-4479
E-Mail: daniel@wiesnerlaw.com
Secondary E-Mail:
sherri@wiesnerlaw.com
Tertiary E-Mail:
rachel@wiesnerlaw.com
October 3, 10, 2025 25-01863M

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY,
FLORIDA
CASE NO.: 2024CC000414AX
VILLA DEL SOL ASSOCIATES, L.P.
d/b/a Villa Del Sol Mobile Home
Park,
Plaintiff, vs.
THE ESTATE OF JAMES FRANCIS
BLASTORAH AND ALL UNKNOWN
PARTIES, BENEFICIARIES,
HEIRS, SUCCESSORS, AND
ASSIGNS OF JAMES FRANCIS
BLASTORAH,
Defendants.

Notice is hereby given that, pursuant to the Order Rescheduling Foreclosure Sale, Angelina Colonnese, Manatee County Clerk of the Court, will sell the property situated in Manatee County, Florida, described as:

That certain 1996 MERI mobile home bearing vehicle identification numbers FLHMLCP53715005A and FLHMLCP53715005B located in the Community at 6515 15th Street East, Lot No. G10, Sarasota, Florida 34243.

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 the 16th day of October

2025. Any person claiming an interest in the surplus from the sale, if any, other than the property owner, must file a claim within 60 days after the sale.

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.

Respectfully submitted,
ATLAS LAW, PLLC
Brian C. Chase, Esq. –
Fla. Bar No. 17520
LeBron C. Page, Esq. –
Fla. Bar No. 1030825
Daniel M. Hartzog, Esq. –
Fla. Bar No. 652067
1313 North Howard Avenue
Tampa, Florida 33607
813.241.8269
efilling@atlaslaw.com
Attorneys for Plaintiff
October 3, 10, 2025 25-01846M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE
TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY
FLORIDA
CIRCUIT CIVIL DIVISION
CASE NO.: 2025CA000069AX
U.S. BANK TRUST NATIONAL
ASSOCIATION, NOT IN ITS
INDIVIDUAL CAPACITY BUT
SOLELY AS OWNER TRUSTEE
FOR LEGACY MORTGAGE ASSET
TRUST 2024-INV1,
Plaintiff, v.
RAD DIVERSIFIED REIT, INC.,
A MARYLAND CORPORATION,
et al.,
Defendants.

NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Uniform Final Judgment of Mortgage Foreclosure dated August 27, 2025, issued in and for Manatee County, Florida, in Case No. 2025CA000069AX, wherein U.S. BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR LEGACY MORTGAGE ASSET TRUST 2024-INV1 is the Plaintiff, and RAD DIVERSIFIED REIT, INC., A MARYLAND 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 December 03, 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:

LOTS 5 AND 6, BLOCK 5, PINEHURST, INCLUDING THE NORTH 1/2 OF THAT CERTAIN VACATED ALLEY

LYING SOUTH OF AND CONTIGUOUS TO SAID LOTS 5 AND 6, BLOCK 5, PINEHURST SUBDIVISION, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 1, PAGE 204, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 7703 17th Avenue NW, Bradenton, FL 34209

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

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

Dated: This 24th 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
October 3, 10, 2025 25-01845M

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| --- ESTATE --- | | | | | | | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION FILE NO. 412025CP002130CPAXMA IN RE: ESTATE OF WILLIAM CHARLES ARTHUR, JR., Deceased.</p> <p>The administration of the Estate of William Charles Arthur, Jr., deceased, whose date of death was November 2, 2023, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is PO Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's estate on whom a copy of this notice is required to be served must file their claims with this court WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF</p> | <p>THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 733.702 OF THE FLORIDA PROBATE CODE WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>A Personal Representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p>Personal Representative: Billie Arthur c/o Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Attorney for Personal Representative: Linda Muralt, Esquire FL Bar No. 0031129 Bennett Jacobs & Adams, P.A. PO Box 3300, Tampa, FL 33601 Phone (813) 272-1400 Fax (866) 844-4703 E-Mail: LMURALT@BJA-Law.com October 3, 10, 2025 25-01851M</p> | | | | | | |
| FIRST INSERTION | FIRST INSERTION | | | | | | |
| <p>NOTICE OF ACTION FOR DETERMINATION OF PATERNITY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND MANATEE COUNTY, FLORIDA</p> <p>Case No.: 2025 DR 1324 SARAH ELIZABETH FRANO, Petitioner, and THOMAS WELDON HICKLIN, Respondent TO: THOMAS WELDON HICKLIN, Respondent</p> <p>The respondent's last known address as of July 18, 2025, is 1609 13th Street West, Palmetto, FL 34221.</p> <p>YOU ARE NOTIFIED that an action for Determination of Paternity has been filed against you and that you are required to serve a copy of your written defenses, if any, to it on</p> <p>SARAH ELIZABETH FRANO, Petitioner c/o her Attorney, D. Scott Wesley, Esq At scott@dswesley-law.com 2127 Ringling Blvd, Ste 103, Sarasota, FL 34237-7025 on or before 8/15/2025 and file the original with the clerk of this Court at 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205.</p> <p>before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.</p> <p>The action is asking the court to decide how the following real or personal property should be divided:</p> <p>Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.</p> | <p>You may review these documents upon request.</p> <p>You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.</p> <p>WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated: 7/18/2025</p> <p>Angelina Colonneso Manatee County Clerk of The Circuit Court By: (SEAL) Deputy Clerk Oct. 3, 10, 17, 24, 2025 25-01824M</p> | | | | | | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002192AX IN RE: ESTATE OF CARMEN YULIE GRECH a/k/a CARMEN J. GRECH a/k/a CARMEN GRECH, Deceased.</p> <p>The administration of the Estate of Carmen Yulie Grech a/k/a Carmen J. Grech a/k/a Carmen Grech, deceased, whose date of death was July 16, 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.</p> <p>All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this Court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The Personal Representative has no</p> | <p>unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p>Personal Representative: PASQUALE AMBROSINO 5923 Palm Lane, A-1, Bradenton, FL 34207 Attorney for Personal Representative: RODOLFO SUAREZ JR., ESQ. Attorney Florida Bar Number: 013201 9100 S Dadeland Blvd., Suite 1620 Miami, Florida 33156 Telephone: (305) 448-4244 Fax: (305) 448-4211 E-Mail: rudy@suarezlawyers.com Secondary E-Mail: eservice@suarezlawyers.com October 3, 10, 2025 25-01852M</p> | | | | | | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 412025CP002298CPAXMA Division Probate IN RE: ESTATE OF JOYCE G HANCOCK Deceased.</p> <p>The administration of the estate of JOYCE G HANCOCK, deceased, whose date of death was August 15, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Clerk of Court, 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.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p> | <p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is October 3, 2025.</p> <p>Personal Representative: Susan Gostomsky 293 Spittler Ave Bradford, Ohio 45308 Attorney for Personal Representative: Season A. Spanski Attorney Florida Bar Number: 1044362 304 W. Venice Ave., Suite 217 Venice, FL 34285 Telephone: (941) 206-2223 Fax: (941) 206-2224 E-Mail: Season@spanskilaw.com E-Mail: Heather@spanskilaw.com October 3, 10, 2025 25-01860M</p> | | | | | | |
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| <p>NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 002076 AX Division PROBATE IN RE: ESTATE OF WILLIAM H. MCCADDEN, JR Deceased.</p> <p>The administration of the estate of WILLIAM H. MCCADDEN, JR, deceased, whose date of death was July 30, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Avenue West, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.</p> <p>All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.</p> <p>All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.</p> <p>The personal representative has no</p> | <p>duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, 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.</p> <p>ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED.</p> <p>NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED.</p> <p>The date of first publication of this notice is September 26, 2025.</p> <p>Personal Representative: Sharon Noel 6681 Coopers Hawk Ct. Lakewood Ranch, Florida 34202 Attorney for Personal Representative: Whitney C. Glaser, Attorney Florida Bar Number: 0059072 3027 Manatee Avenue West, Suite B Bradenton, FL 34205 Telephone: (941) 241-8266 Fax: (941) 241-8304 E-Mail: whitney@whitneyglaserlaw.com Secondary E-Mail: paralegal@whitneyglaserlaw.com October 3, 10, 2025 25-01813M</p> | | | | | | |
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| <p>NOTICE TO CREDITORS (Summary Administration) IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA</p> <p>PROBATE DIVISION File No. 2025 CP 2209 Division Probate IN RE: ESTATE OF SALLIE ANN J. GUNDICH Deceased.</p> <p>TO ALL PERSONS HAVING CLAIMS OR DEMANDS AGAINST THE ABOVE ESTATE:</p> <p>You are hereby notified that an Order of Summary Administration has been entered in the estate of Sallie Ann J. Gundich, deceased, File Number 2025 CP 2209, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205; that the decedent's date of death was May 11, 2025; that the total value of the estate is \$21,760.95 and that the names and addresses of those to whom it has been assigned by such order are:</p> <table><tr><td>Name</td><td>Address</td></tr><tr><td>Sharon French</td><td>5060 Creekside Blvd Brunswick, OH 44212</td></tr><tr><td>David Jones</td><td>2865 Bankhead Rd Fulton, MS 38843</td></tr></table> <p>ALL INTERESTED PERSONS ARE</p> | Name | Address | Sharon French | 5060 Creekside Blvd Brunswick, OH 44212 | David Jones | 2865 Bankhead Rd Fulton, MS 38843 | <p>NOTIFIED THAT:</p> <p>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.</p> <p>The date of first publication of this Notice is October 3, 2025.</p> <p>Person Giving Notice: Sharon French 5060 Creekside Blvd Brunswick, Ohio 44212 Attorney for Person Giving Notice Christopher D. Smith, Esq. Florida Bar Number: 0605433 1561 Lakefront Dr Unit 204 SARASOTA, FL 34240 Telephone: (941) 202-2222 Fax: (941) 907-3040 E-Mail: smith@chrisrsmith.com Secondary E-Mail: paralegals@chrisrsmith.com October 3, 10, 2025 25-01830M</p> |
| Name | Address | | | | | | |
| Sharon French | 5060 Creekside Blvd Brunswick, OH 44212 | | | | | | |
| David Jones | 2865 Bankhead Rd Fulton, MS 38843 | | | | | | |

--- ACTIONS / SALES ---

| FIRST INSERTION |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION</p> <p>CASE NO.: 412025001731 MORTGAGE RESEARCH CENTER, LLC D/B/A VETERANS UNITED HOME LOANS, A MISSOURI LIMITED LIABILITY COMPANY, Plaintiff, vs. ALEX J. LATHAN A/K/A ALEX LATHAN, et al., Defendants.</p> <p>TO: ALEX J. LATHAN A/K/A ALEX LATHAN</p> <p>UNKNOWN SPOUSE OF ALEX J. LATHAN A/K/A ALEX LATHAN N/K/A ALEX LATHAN</p> <p>YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:</p> <p>LOT 34, OF COVERED BRIDGE ESTATES, PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on De Cubas & Lewis, P.A., Attorney for Plaintiff, whose address is PO BOX 5026, FORT LAUDERDALE, FL 33310 a date at least thirty (30) days after the first publication of this Notice in the (Please publish in BUSINESS OBSERVER) and file the original with the Clerk</p> |
| <p>Internet: https://www.manatee.realforeclose.com/ at 11:00 A.M. on October 29, 2025. The highest bidder shall immediately post with the Clerk, a deposit equal to 5% of the final bid. The deposit must be cash or cashier's check payable to the Clerk of the Circuit Court. Final payment must be made on or before 4:00 p.m. eastern standard time, of the date of the sale by cash or cashier's check.</p> <p>ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM WITHIN SIXTY (60) DAYS AFTER THE SALE.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 26th day of September 2025.</p> <p>/s/ Laurie B. Sams Laurie B. Sams, Esq. Florida Bar No. 136001 Van Winkle & Sams, P.A. 3859 Bee Ridge Road, Suite 202 Sarasota, FL 34233 lauriesams@comcast.net (941) 923-1685-Phone (941) 923-0174-Fax October 3, 10, 2025 25-01827M</p> |
| FIRST INSERTION |
| <p>NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Case No. 2024 CA 001437 AX Division: D JOAN ENGELBACH AND ELITA KRUMS-KANE, AS TRUSTEE OF THE ELITA KRUMS-KANE TRUST AGREEMENT UAD 5/16/09, Plaintiff, VS. GT ALLIANCE, LLC, A FLORIDA LIMITED LIABILITY COMPANY, JERZY GUSTEK, AND ANGIESZKA KRYCZKOWSKI-GUSTEK, Defendants.</p> <p>NOTICE IS HEREBY GIVEN pursuant to the Amended Final Judgment/ Order of Foreclosure dated August 6, 2025, entered in Civil Case No. 2024 CA 001437 AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein Joan Engelbach and Elita Krums-Kane, as Trustee of The Elita Krums-Kane Trust Agreement uad 5/16/09, are Plaintiffs, and GT Alliance, LLC, a Florida Limited Liability Company, Jerzy Gustek, and Angieszka Kryczkowski-Gustek are Defendants. Angelina M. Colonnese, Clerk of the Circuit Court, will sell the following property located in MANATEE County, Florida:</p> <p>Lot 152, STONEYBROOK AT HERITAGE HARBOUR SUBDIVISION, SUBPHASE A, UNIT 1, as per Plat thereof recorded in Plat Book 39 Page 160 through 179, of the Public Records of Manatee County, Florida.</p> <p>To the highest and best bidder via</p> |

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.

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

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

WITNESS my hand and the seal of this Court this 26th day of September, 2025.

ANGELINA M. COLONNESO
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk
25-02194
October 3, 10, 2025 25-01825M

| FIRST INSERTION |
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| <p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO: 2025-CC-001600 COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC., a not-for-profit Florida corporation, Plaintiff, vs. ROBERT JEROME BROWN; UNKNOWN SPOUSE OF ROBERT JEROME BROWN; 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, Clerk of Court will sell all the property situated in Manatee County, Florida described as:</p> <p>Lot 18, Block A, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE R A/K/A SIENA & SUBPHASE S A/K/A RAVINES, according to the Plat thereof as recorded in Plat Book 39, Pages 134 thru 145, of the Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid.</p> <p>Property Address: 13872 Siena Loop, Lakewood Ranch, FL 34202</p> <p>at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com at 10:00 A.M. on October 21 2025</p> <p>IF THIS PROPERTY IS SOLD AT</p> |
| <p>Phone: (954) 985-4102 Fax: (954) 987-5940 Primary email: cofoservicemail@beckerlawyers.com</p> <p>on or before 30 DAYS FROM FIRST PUBLICATION, and to file the original of the defenses with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter. If a Defendant fails to do so, a default will be entered against that Defendant for the relief demanded in the Complaint.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and the seal of said Court 9/30/2025.</p> <p>ANGELINA "ANGEL" COLONNESO, as Clerk of said Court (SEAL) By: As Deputy Clerk M20400/425390/27608821.v1 October 3, 10, 2025 25-01854M</p> |
| FIRST INSERTION |
| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION</p> <p>CASE NO. 412025CC001524CCAXMA MOTE RANCH HOMEOWNERS ASSOCIATION, INC., A FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V. DAVID M. GREGG and UNKNOWN SPOUSE OF DAVID M. GREGG, DEFENDANTS.</p> <p>TO: David M. Gregg 6843 Sagebrush Circle Sarasota, FL 34243 Unknown Spouse of David M. Gregg 6843 Sagebrush Circle Sarasota, FL 34243</p> <p>YOU ARE HEREBY NOTIFIED that an action to enforce and foreclose a Claim of Lien for assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff herein in the following described property:</p> <p>Lot 21, Block E, CHAPARRAL II, PHASE 2 & 3, A SUBDIVISION, according to the Plat thereof as recorded in Plat Book 32 at Pages 24 through 29, inclusive of the Public Records of Manatee County, Florida.</p> <p>has been filed against you and you are required to serve a copy of your written defenses, if any, to it on: CAROLYN C. MEADOWS, ESQ. (MZ) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. 1 East Broward Blvd., Suite 1900 Fort Lauderdale, FL 33301</p> |

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.

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

MANKIN LAW GROUP
BRANDON K. MULLIS, ESQ.
Email: Service@MankinLawGroup.com
Attorney for Plaintiff
2535 Landmark Drive, Suite 212
Clearwater, FL 33761
(727) 725-0559
FBN: 23217
October 3, 10, 2025 25-01826M

| FIRST INSERTION |
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| <p>NOTICE OF SALE IN THE COUNTY COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>CASE NO.: 2025 CC 454 EVERGREEN BUILDING & CONSTRUCTION CORP., Plaintiff, vs. MARY ELLEN COHEN, Defendants.</p> <p>NOTICE IS HEREBY GIVEN that, Pursuant to the Final Judgment entered in this case, in the County Court of Manatee County, Florida, Clerk of Court will sell all the property situated in Manatee County, Florida described as:</p> <p>LOT 3, BLK A, WASHINGTON GARDENS SUBDIVISION, AS PER PLAT BOOK 10, PAGE 13, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA</p> <p>Property Address: 2511 9th Avenue Drive East, Palmetto, Florida 34221 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 23, 2025.</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-</p> |
| <p>SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK WITHIN THE TIME PRESCRIBED BY STATUTE. IF YOU FAIL TO FILE A CLAIM YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>kjloftus@loftusfirm.com Attorney for Plaintiff 301 W. Bay Street, Suite 14301 Jacksonville, Florida 32202 (904) 673-2293 FBN: 495506 October 3, 10, 2025 25-01822M</p> |

| FIRST INSERTION |
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| <p>NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA</p> <p>Case No.: 2025 CA 002248 AX Agency Case No.: 2025-017591 IN RE: FOREFEITURE OF: FIVE THOUSAND TWO HUNDRED SEVENTY-EIGHT DOLLARS (\$5,278.00) IN U.S. CURRENCY</p> <p>TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:</p> <p>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: FIVE THOUSAND TWO HUNDRED SEVENTY-EIGHT DOLLARS (\$5,278.00) IN U.S. CURRENCY, and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriffs 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</p> |
| <p>you for the relief demanded in the Complaint.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>DATED: 9/25/2025 ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT MANATEE COUNTY, FLORIDA 1115 Manatee Avenue West Bradenton, FL 34205 (SEAL) BY: KRIS GAFFNEY Deputy Clerk October 3, 10, 2025 25-01832M</p> |

| FIRST INSERTION |
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| <p>NOTICE OF ACTION FORECLOSURE PROCEEDINGS-PROPERTY IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION Case#: 2025CA000611AX DIVISION: B Rocket Mortgage, LLC f/k/a Quicken Loans, LLC Plaintiff, -vs- Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Dottie J. Crist-Marshall a/k/a Dottie Jean Crist-Marshall a/k/a Dottie Jean Crist a/k/a Dottie J. Crist, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s); et al. Defendant(s).</p> <p>TO: Unknown Heirs, Devisees, Grantees, Assignees, Creditors, Lienors, and Trustees of Dottie J. Crist-Marshall a/k/a Dottie Jean Crist-Marshall a/k/a Dottie Jean Crist a/k/a Dottie J. Crist, Deceased, and All Other Persons Claiming by and Through, Under, Against The Named Defendant (s): 1713 5th Street West, Palmetto, FL 34221</p> <p>Residence unknown, if living, including any unknown spouse of the said Defendants, if either has remarried and if either or both of said Defendants are dead, their respective unknown heirs, devisees, grantees, assignees, creditors, lienors, and trustees, and all other persons claiming by, through, under or against the named Defendant(s); and the aforementioned named Defendant(s) and such of the aforementioned unknown Defendants and such of the aforementioned unknown Defendants as may be infants, incompetents or otherwise not sui juris.</p> <p>YOU ARE HEREBY NOTIFIED that an action has been commenced to foreclose a mortgage on the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows:</p> <p>LOT 3, M.L. BLANCHARD SUBDIVISION OF WEST 165 FEET OF BLOCK 5 OF THE PARRISH ADDITION TO THE TOWN OF PALMETTO, EXCEPTING THE SOUTH 12 FEET OF SAID LOT 3, AC-</p> |
| <p>CORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 1, PAGE(S) 264, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.</p> <p>more commonly known as 1713 5th Street West, Palmetto, FL 34221.</p> <p>This action has been filed against you and you are required to serve a copy of your written defense, if any, upon LOGS LEGAL GROUP LLP, Attorneys for Plaintiff, whose address is 750 Park of Commerce Blvd., Suite 130, Boca Raton, FL 33487, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.</p> <p>In and for Manatee County: If you cannot afford an attorney, contact Gulfoast Legal Services at (941) 746-6151 or www.gulfoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>WITNESS my hand and seal of this Court on the 30TH day of September, 2025.</p> <p>Angelina Colonnese Circuit and County Courts (SEAL) By: Kris Gaffney Deputy Clerk 25-332729 FCO1 RFT October 3, 10, 2025 25-01858M</p> |

SUBSEQUENT INSERTIONS

| | | |
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| --- ACTIONS / ESTATE / PUBLIC SALES --- | | |
| | | |
| SECOND INSERTION | | |
| NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY | | |
| Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 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 |
| | | |
| THIRD INSERTION | | |
| NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY AND TO DECLARE TRUST TERMS AND DETERMINE TRUST BENEFICIARY | | |
| IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA | | |
| CASE NO.: 2025 CA 002012 | | |
| ALICE M. LOWE, as Personal Representative of the Estate of Margaret A. Lowe, Plaintiff, v. | | |
| UNKNOWN BENEFICIARIES AND PARTIES CLAIMING THROUGH The Thomas P. and Alice L. Geoghegan Joint Trust Agreement dated August 9, 1994, Defendant(s). | | |
| TO: Unknown Beneficiaries and Parties Claiming Through the Thomas P. And Alice L. Geoghegan Joint Trust Agreement Dated August 9, 1994 | | |
| YOU ARE HEREBY NOTIFIED that an action has been commenced to declare trust terms of the Thomas P. And Alice L. Geoghegan Joint Trust Agreement Dated August 9, 1994, and to determine that Margaret A. Lowe is the sole beneficiary of the trust estate, including the real property commonly known as 6915 7th Ave. W. Bradenton, Florida 34209-3409; and | | |
| YOU ARE HEREBY FURTHER NOTIFIED that the action seeks to quiet title to the following real property, lying and being and situated in Manatee County, Florida, more particularly described as follows: | | |
| Unit 6019, Section 10, Village Green of Bradenton Condominium, according to the Declaration of Condominium recorded in O.R. Book 960, Page 849, inclusive, as per plat thereof as recorded in Condominium Book 9, Pages 176, 177 and 178, of the Public Records of Manatee County, Florida. | | |
| more commonly known as 6915 7th Ave. W. Bradenton, Florida | | |
| 34209-3409, This action has been filed against you and you are required to serve a copy of your written defense, if any, upon George Parpas, Esquire, Williams Parker Harrison Dietz & Getzen, Attorneys for Plaintiff, whose address is 50 Central Avenue, Eighth Floor, Sarasota, Florida 34236, within thirty (30) days after the first publication of this notice and file the original with the clerk of this Court either before with service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. | | |
| In and for Manatee County: | | |
| If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011. | | |
| If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. | | |
| WITNESS my hand and seal of this Court on the 15TH day of September, 2025. | | |
| Angelina Colonnese Circuit and County Courts By: /s/ Kris Gaffney Deputy Clerk | | |
| 9221332.v1 | | |
| Sept. 19, 26; Oct. 3, 10, 2025 | | 25-01693M |
| | | |
| SECOND INSERTION | | |
| NOTICE OF 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 |
| | | |
| SECOND 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 JONELL 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 |
| | | |
| SECOND 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 Burress | 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 |
| | | |
| SECOND 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 |
| | | |
| SECOND INSERTION | | |
| NOTICE OF APPLICATION FOR TAX DEED | | |
| Section 197.512 F.S. | | |
| Certificate Number: 2023-3374 | | |
| Tax Deed #: 2025TD000162 | | |
| NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3374 Year of Issuance 2023 Description of Property E 20 FT OF LOT 18 AND AMP; W 40 FT OF LOT 19 BLENKHORN SUB PI#42260.0000/0 Parcel ID Number 4226000000 Property Address: 1810 19TH AVE W BRADENTON, FL 34205 Names in which assessed: EDWARD M BARKOWSKI, SANDRA LEE KERWIN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. | | |
| Sept. 26; Oct. 3, 10, 17, 2025 | | 25-01755M |
| | | |
| SECOND 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 PI#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 |
| | | |
| SECOND 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 |

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--- ACTIONS / SALES ---

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

| SECOND INSERTION |
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| <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. 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 following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:</p> |

| SECOND INSERTION |
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| <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. 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> |

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

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

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

DATED this 17TH day of September, 2025.

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

| SECOND INSERTION |
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| <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. 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, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF</p> |
| <p>MANATEE COUNTY, FLORIDA. TAX ID: 731800009 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 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> |

| SECOND INSERTION |
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| <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. 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 Public Records of Manatee County, Florida, and any subsequent amendments to the aforesaid. Property Address: 17551 Polo Trail, Lakewood Ranch, FL 34211 at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com , at 11:00 A.M. on October 15, 2025</p> <p>IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE</p> |
| <p>SALE AFTER PAYMENT OF PERSONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDGMENT.</p> <p>IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>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> |

| SECOND INSERTION |
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| <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. 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 UNIVERSITY PLACE, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 40, PAGES 34 THROUGH 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA TAX ID: 2054720559 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed.</p> <p>If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.</p> <p>Dated this 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> |

| --- TAX DEEDS --- |
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| SECOND INSERTION |
| <p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3184 Tax Deed #:2025TD000137 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3184 Year of Issuance 2023 Description of Property UNIT 6124 PEBBLE SPRINGS CLUSTER III CONDO AMENDED PI#37828.1550/4 Parcel ID Number 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> |

| SECOND INSERTION |
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| <p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2841 Tax Deed #:2025TD000135 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> |
| SECOND INSERTION |
| <p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1622 Tax Deed #:2025TD000131 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1622 Year of Issuance 2023 Description of Property BEG FROM NW COR OF LOT Z, ELWOOD PARK TOWNSITE, RUN 50 FT SE ALG RD BET LOTS Z & A, TH 150 FT SW, 50 FT NW, 150 FT NE TO POB. ALSO DESC AS PER BDRY AGREEMENT AND RECIPROCAL CONVEYANCE SET OUT IN BOOK 472 P 322 AS: BEG AT THE NORTHERNMOST COR OF LOT Z OF ELWOOD PARK; RUN TH SELY ALG THE NLY BORDER OF SD LOT, A DIST OF 50 FT; RUN TH SWLY PARALLEL WITH NWLY BDRY OF SD LOT A DIST OF 150 FT, M/L TO THE SWLY BDRY OF SD LOT; RUN TH 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 25-01746M</p> |

| SECOND INSERTION |
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| <p>NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5097 Tax Deed #:2025TD000149 NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5097 Year of Issuance 2023 Description of Property LOT 2 BLK 41 1ST ADD TRAILER ESTATES PI#67802.0000/9 Parcel ID Number 6780200009 Property Address: 6904 TARPON LN BRADENTON, FL 34207 Names in which assessed: DANIEL L CHURCH All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnoso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025 25-01731M</p> |

--- TAX DEEDS ---

| SECOND INSERTION | |
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| 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 |

| SECOND INSERTION | |
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| 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 |

| SECOND INSERTION | |
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| 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 |

| SECOND INSERTION | |
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| 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 |

| SECOND INSERTION | |
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| 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, | |

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| NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 2025CA000163AX US BANK TRUST NATIONAL ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST, Plaintiff, v. CYNTHIA LANGSTON, et al., Defendants. NOTICE OF SALE PURSUANT TO CHAPTER 45 IS HEREBY GIVEN that, pursuant to the Final Judgment of Mortgage Foreclosure dated September 18, 2025, issued in and for Manatee County, Florida, in Case No. 2025CA000163AX, wherein US BANK TRUST NATIONAL | ASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR VRMTG ASSET TRUST is the Plaintiff, and CYNTHIA LANGSTON, UNKNOWN SPOUSE OF CYNTHIA LANGSTON, TRUIST BANK F/K/A BRANCH BANKING AND TRUST COMPANY SUCCESSOR BY MERGER TO SUNTRUST BANK and FLORIDA HOUSING FINANCE CORPORATION are the Defendants. The Clerk of the Court, ANGELINA COLONNESO, will sell to the highest and best bidder for cash, in accordance with Section 45.031, Florida Statutes, on November 04, 2025, at electronic sale beginning at 11:00 AM, at www.manatee.realforeclose.com the following-described real property as set forth in said Final Judgment of Mortgage Foreclosure, to wit: |
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| 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 | 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 of 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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| NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA000364AX NATIONSTAR MORTGAGE LLC, Plaintiff, vs. BRADFORD JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS AND BRANDI CHAMBERS, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated June 30, 2025, and entered in 2025CA000364AX of the Circuit Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein NATIONSTAR MORTGAGE LLC is the Plaintiff and BRADFORD | JEREMIAH CHAMBERS A/K/A BRADFORD CHAMBERS A/K/A BRAD CHAMBERS; BRANDI CHAMBERS; CCG FUND 1 LLC; TERRACE IV AT LAKEWOOD NATIONAL CONDOMINIUM ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonnese as the Clerk of the Circuit Court will sell to the highest and best bidder for cash at www.manatee.realforeclose.com, at 11:00 AM, on October 15, 2025, the following described property as set forth in said Final Judgment, to wit: UNIT 817, IN BUILDING 8, OF PHASE 1, OF TERRACE IV AT LAKEWOOD NATIONAL, A PHASE CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK |
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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 | 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 |
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| SECOND INSERTION | |
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| 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- | |

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| THE WEST 72 FEET OF LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK "o", HOLMES BEACH, 13TH UNIT, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 19, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 310 56th St., Holmes Beach, FL 34217 ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. | Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated: This 19th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-8784 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 |
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| 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 | 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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| 2811, PAGE 3286, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, TOGETHER WITH ALL AMENDMENTS THERETO AND AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS APPURTENANT THERETO. 17510 GAWTHROP DRIVE #107, BRADENTON, FL 34211 Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at | least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 23 day of September, 2025. ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC Attorney for Plaintiff 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 Telephone: 561-241-6901 Facsimile: 561-997-6909 Service Email: flmail@raslg.com By: /s/ Danielle Salem Danielle Salem, Esquire Florida Bar No. 0058248 Communication Email: dsalem@raslg.com 24-226503 - RaO Sept. 26; Oct. 3, 2025 25-01803M |

| SECOND INSERTION | |
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| ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or | immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 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 |

