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

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 \$13-873-7300, 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.

Javna Cooper District Manager October 3, 2025

25-01839M

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 nonjudicial 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. Matecun and the heirs and/or devisees of Eugene D. Matecun and the heirs and/ or devisees of Marilyn L. Matecun, 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 Daly, 1442 Astor Ave Ann Arbor, Mi 48104 United 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.

Javna Cooper District Manager October 3, 2025

25-01838M

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.

nance 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 34:221. 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,

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 savannahcddlawyers.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

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., 34:34 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

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 nor $mal\ business\ hours\ or\ by\ visiting\ the\ District's\ website,\ https://northlakesd.net/.$

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://newportislescdd.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

25-01836M

October 3, 2025

25-01849M

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

(1)

floridapublicnotices.com

--- PUBLIC SALES ---

FIRST INSERTION

Notice Under Fictitious Name Law According to Florida Statute Number 865.09

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the Fictitious Name of 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 25-01848M October 3, 2025

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

FIRST INSERTION

NOTICE IS HEREBY GIVEN that Randy Porter / PHILLIPS INVEST-MENTS, 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.

25-01847M October 3, 2025

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 adver $tised\ on\ www.storage treasures.com.$

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

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 Florid: 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 household items.

Margaret Burton-Small furniture The auction will be listed and advertised on www.storagetreasures.com 25-01833M October 3, 10, 2025

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 25-01837MOctober 3, 2025

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 Depart-

ment of State, Tallahassee, Florida, Dated at Bradenton, Florida, this 24th day of September, 2025. HERRERA MOTORS LLC

25-01812M October 3, 2025

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/

The auction will be listed and ad-

vertised 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

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/Fur-

niture 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

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

October 3, 10, 2025 25-01823M

the personal property

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

District Manager

October 3, 2025

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.

25-01835M

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 Adminis $trative\ Code\ (F.A.C.), of\ the\ Uniform\ Rules\ of\ Procedure.\ A\ request\ for\ hearing\ must$ (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 within 14 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

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

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

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

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

other scheduling conflicts

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 highspeed 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.





ypes Of Public Notices

Citizen Participation Notices

Government Meetings $\overline{\ }$ and Hearings

Land and Water Use



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 Unclaimed Property,



Delinquent Tax Lists, Tax Deed Sales



Government Property

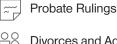


Permit and License **Applications**

Mortgage Foreclosures



Name Changes



Divorces and Adoptions



Orders to Appear in Court

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

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 repre-

sentative's attorney are set forth below.

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must

file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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

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

The date of first publication of this notice is 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, 202525-01829M

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 SER-VICE OF A COPY OF THIS NOTICE ON THEM.

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is 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

dlaganella@gerlinglawgroup.comOctober 3, 10, 2025 25-01842M

FIRST INSERTION

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,

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 www.manatee.realforeclose.com, the following described property as set forth in said Order or Final Judgment,

Lot 24, Richmond Spring Lakes Estates, formerly known as Clark Spring Lake Estates, according to the map or plat thereof, as re-corded 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 IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM 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 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is 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

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 REVO-CABLE 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:

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. NOT-WITHSTANDING 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 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

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 Colonneso, 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 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 If you are a person with a disabil-

ity 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 efiling@atlaslaw.com

Attorneys for Plaintiff October 3, 10, 2025

25-01846M

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 ther 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 AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

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 25-01843M October 3, 10, 2025

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 Petiioner, Manatee County Sheriff's on the following property in Manatee County, Florida, ONE HUNDRED SIXTY-NINE THOUSAND THREE HUNDRED FORTY-SEVEN DOL-LARS (\$169,347.00) IN U.S. CUR-RENCY 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-

FIRST INSERTION

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- $8011\ \mathrm{or}\ \mathrm{www.floridabar.org/public/lrs/.}$

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 25-01844M

Business

October 3, 10, 2025

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 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 followingdescribed 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 CON-TIGUOUS 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 MANATEE COUNTY, FLORIDA

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

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

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

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--- ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA

PROBATE DIVISION FILE NO. 412025CP002130CPAXMA IN RE: ESTATE OF WILLIAM CHARLES ARTHUR,

Deceased.

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.
All creditors of the Decedent and

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

All other creditors of the Decedent and other persons having claims or demands against Decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

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

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

A Personal Representative or curator has no duty to discover whether any property held at the time of the 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.

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

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 E-Mail: LMURALT@BJA-Law.com October 3, 10, 2025 25-01851M

FIRST INSERTION

NOTICE TO CREDITORS unless a written demand is made by a IN THE CIRCUIT COURT FOR creditor as specified under s. 732.2211, MANATEE COUNTY. Florida Statutes. FLORIDA PROBATE DIVISION All other creditors of the decedent

and other persons having claims or demands against decedent's estate must file their claims with this court WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

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

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

viving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act

October 3, 10, 2025 25-01852M

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025CP002172AX

IN RE: ESTATE OF

JOAN LYNN AMBROSINO

Deceased.

The administration of the estate of

JOAN LYNN AMBROSINO, deceased,

whose date of death was February 17,

2025, is pending in the Circuit Court

for Manatee County, Florida, Probate Division, the address of which is P.O.

Box 25400, Bradenton, FL 34206. The

names and addresses of the personal

representative and the personal repre-

sentative's attorney are set forth below.

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

The personal representative has no

duty to discover whether any property

held at the time of the decedent's death

by the decedent or the decedent's sur-

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply,

OF THIS NOTICE ON THEM.

PROBATE DIVISION File No. 412025CP002298CPAXMA **Division Probate** IN RE: ESTATE OF JOYCE G HANCOCK

Deceased.

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.

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

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

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 The written demand must be filed with

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

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

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

Personal Representative: Susan Gostomsky 293 Spitler 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 $\hbox{E-Mail: Season@spanskilaw.com}$ E-Mail: Heather@spanskilaw.com October 3, 10, 2025

FIRST INSERTION

NOTICE TO CREDITORS $({\bf Summary\,Administration})$ IN THE CIRCUIT COURT FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION File No. 2025 CP 2209 **Division Probate** IN RE: ESTATE OF

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

SALLIE ANN J. GUNDICH

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:

Name Address Sharon French 5060 Creekside Blvd Brunswick, OH 44212 David Jones 2865 Bankhead Rd Fulton, MS 38843 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. NOT-WITHSTANDING 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: 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@chrissmith.com Secondary E-Mail: paralegals@chrissmith.com October 3, 10, 2025 25-01830M

FIRST INSERTION

NOTICE OF ACTION FOR DETERMINATION OF PATERNITY IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL CIRCUIT IN AND MANATEE COUNTY, FLORIDA

Case No.: 2025 DR 1324 SARAH ELIZABETH FRANO, Petitioner, and THOMAS WELDON HICKLIN, Respondent

TO: THOMAS WELDON HICKLIN, Respondent

The respondent's last known address as of July 18, 2025, is 1609 13th Street West, Palmetto, FL 34221.

YOU ARE NOTIFIED that an action for Determination of Paternity has been filed against you and that you arc required to serve a copy of your written defenses, if any, to it on

SARAH ELIZABETH FRANO, Petitioner c/o her Attorney, D. Scott Wesley, Esq At scott@dswesley-law.com 2127 Ringling Blvd, Ste 103, Sara-

sota, 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.

before service on Petitioner or imme diately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

The action is asking the court to decide how the following real or personal property should be divided:

Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office.

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.

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 Man-

atee County, Florida, Probate Division, the address of which is P.O. Box 25400.

Bradenton, Florida 34206. The names

and addresses of the Personal Repre-

sentative and the Personal Representa-

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 AF-

TER THE DATE OF SERVICE OF A

All other creditors of the Decedent

and other persons having claims or de-

mands against Decedent's Estate must

file their claims with this Court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

The Personal Representative has no

COPY OF THIS NOTICE ON THEM.

All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on

tive's Attorney are set forth below.

You may review these documents upon request.

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

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

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

FIRST INSERTION

Angelina Colonneso Manatee County Clerk of The Circuit Court By: (SEAL) Deputy Clerk

Oct. 3, 10, 17, 24, 2025 25-01824M

duty to discover whether any property

held at the time of the Decedent's death

by the Decedent or the Decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-munity Property Rights at Death Act

as described in ss. 732.216-732.228,

Florida Statutes, applies, or may apply, unless a written demand is made by a

creditor as specified under s. 732.2211,

Florida Statutes. The written demand

THE TIME PERIODS SET FORTH

IN FLORIDA STATUTES SEC-

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S

DATE OF DEATH IS BARRED.

notice is October 3, 2025.

NOTWITHSTANDING THE TIME

The date of first publication of this

Personal Representative: Ruben Grech 5019 9th Street Court E.

Bradenton, Florida 34203

Attorney for Personal Representative: Ashly Mae Guernaccini, Esq.

Florida Bar Number: 1022329

314 S. Missouri Avenue, Suite 201

E-Mail: ashlv@atcauselaw.com

ashley.cribbis@atcauselaw.com

At Cause Law Office, PLLC

Clearwater, Florida 33756

Telephone: (727) 477-2255

Fax: (727) 234-8024

Secondary E-Mail:

October 3, 10, 2025

ALL CLAIMS NOT FILED WITHIN

must be filed with the clerk.

BARRED.

FIRST INSERTION

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.

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.

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

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR THE

12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY. FLORIDA PROBATE DIVISION FILE NO. 2025 CP 001992 AX

Division PROBATE IN RE: ESTATE OF MARK G. SMITH **Deceased.**The administration of the estate of

Mark G. Smith, deceased, whose date of death was July 27, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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 SEC-TION 733.702 WILL BE FOREVER 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: Robert K. Smith

177 North U.S. Hwy. 1, Ste. 307 Tequesta, Florida 33469 Attorney for Personal Representative: Stacey Maloney, Esq. Attorney for Robert K. Smith Florida Bar Number: 1022354 The Law Office of Stacey Maloney, PLLC 1990 Main St., Ste. 750 Sarasota, FL 34236 Telephone: (941) 301-8877 E-Mail: stacey@maloneylegalfl.com

October 3, 10, 2025

FIRST INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY

FLORIDA PROBATE DIVISION File No. 2025CP1519 IN RE: ESTATE OF Janet K. Barnes Deceased. The administration of the estate of Ja-

net K. Barnes, deceased, whose date of death was May 1st, 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 WITH-IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS

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. The written demand must be filed with

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC TION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME

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

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

Heidi M. Moon P.O. Address: 65572 Rancho Road, Enterprise, OR 97828

Loren M. Paul, Esq. Florida Bar No. 0174660 Attorneys for Personal Representative Baker & Paul 503 Manatee Avenue East Bradenton, FL 34208 Telephone: 9417470888 Email Addresses: Rhonda@bpdlawoffice.com Service@bpdlawoffice.com 25-01850M October 3, 10, 2025

What is a public notice?

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

--- ACTIONS / SALES ---

MANATEE COUNTY

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION

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.

ALEX J. LATHAN A/K/A ALEX LA-THAN

UNKNOWN SPOUSE OF ALEX J. LA-THAN A/K/A ALEX LATHAN N/K/A ALEX LATHAN

YOU ARE NOTIFIED that an action for Foreclosure of Mortgage on the following described property:

LOT 34, OF COVERED BRIDGE ESTATES, PHASE 6C, 6D & 6E, ACCORDING TO THE PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 43, PAGE 117, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY. FLORIDA. 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

NOTICE OF SALE

IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA

Case No. 2024 CA 001437 AX

Division: D

JOAN ENGELBACH AND ELITA

KRUMS-KANE, AS TRUSTEE OF

GT ALLIANCE, LLC, A FLORIDA

LIMITED LIABILITY COMPANY,

NOTICE IS HEREBY GIVEN pursu-

ant 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 Lim-

ited Liability Company, Jerzy Gustek,

and Angieszka Kryczkowski-Gustek are

Defendants. Angelina M. Colonneso, Clerk of the Circuit Court, will sell the

following property located in MANA-

Lot 152, STONEYBROOK AT HERITAGE HARBOUR

A, UNIT 1, as per Plat thereof

recorded in Plat Book 39 Page

160 through 179, of the Public

Records of Manatee County,

To the highest and best bidder via

SUBPHASE

TEE County, Florida:

SUBDIVISION,

AGREEMENT UAD 5/16/09,

JERZY GUSTEK, AND

KRYCZKOWSKI-GUSTEK,

Plaintiff, VS.

ANGIESZKA

Defendants.

THE ELITA KRUMS-KANE TRUST

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 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-

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 noti-fication 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

> > https://www.manatee.

25-02194 25-01825M October 3, 10, 2025

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

ANY PERSON CLAIMING AN IN-

TEREST IN THE SURPLUS FROM

THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF

THE DATE OF THE LIS PENDENS

MUST FILE A CLAIM WITHIN SIX-

If you are a person with a disability

who needs any accommodations in or-

der to participate in this proceeding,

you are entitled, at no cost to you,

to the provision of certain assistance. Please contact the Manatee County

Jury Office, P.O. Box 25400, Braden-

ton, Florida 34206, (941) 741-4062, at

least seven (7) days before your sched-

uled court appearance, or immediately

upon receiving this notification if the

time before the scheduled appearance

is less than seven (7) days; if you are

Dated this 26th day of September

hearing or voice impaired, call 711.

TY (60) DAYS AFTER THE SALE.

cashier's check

FIRST INSERTION

FIRST INSERTION

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

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. 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

Lot 18, Block A, LAKEWOOD RANCH COUNTRY CLUB VIL-LAGE, 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.

Property Address: 13872 Siena Loop, Lakewood Ranch, FL 34202

at public sale, to the highest and best bidder, for cash, via the Internet at www.mantee.realforeclose.com 10:00 A.M. on October 21 2025

IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-SONS WHO ARE ENTITLED TO BE PAID FROM THE SALE PROCEEDS PURSUANT TO THIS FINAL JUDG-MENT.

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

25-01826M October 3, 10, 2025

FIRST INSERTION

NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE

MOTE RANCH HOMEOWNERS

FLORIDA NOT FOR PROFIT CORPORATION, PLAINTIFF, V.

DAVID M. GREGG and UNKNOWN SPOUSE OF DAVID M. GREGG, DEFENDANTS.

6843 Sagebrush Circle Sarasota, FL 34243

Sarasota, FL 34243 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

II, PHASE 2 & 3, A SUBDIVI-SION, according to the Plat thereof as recorded in Plat Book 32 at Pages 24 through 29, inclusive of the Public Records of

has been filed against you and you are required to serve a copy of your written def ens es, if any, to it on: I East Broward Blvd., Suite 1900

Phone: (954) 985-4102 Fax: (954) 987-5940

Primary email: cofoservicemail@ beckerlawvers.com

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. 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 the seal of said Court 9/30/2025. ANGELINA "ANGEL" COLONNESO,

as Clerk of said Court (SEAL) By: As Deputy Clerk M20400/425390/27608821.v1 October 3, 10, 2025 25-01854M

COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 412025CC001524CCAXMA ASSOCIATION, INC., A

David M. Gregg

Unknown Spouse of David M. Gregg 6843 Sagebrush Circle

the Plaintiff herein in the following described property: Lot 21, Block E, CHAPARRAL

Manatee County, Florida.

CAROLYN C. MEADOWS, ESQ. (MZ) Plaintiff's attorney, whose address is: BECKER & POLIAKOFF, P.A. Fort Lauderdale, FL 33301

FIRST INSERTION

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

CASE NO.: 2025 CC 454 EVERGREEN BUILDING & CONSTRUCTION CORP., Plaintiff, vs. MARY ELLEN COHEN, Defendants.

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

LOT 3, BLK A, WASHINGTON GARDENS SUBDIVISION, AS PER PLAT BOOK 10, PAGE 13, OF THE PUBLIC RECORDS MANATEE COUNTY, FLORIDA

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.

IF THIS PROPERTY IS SOLD AT PUBLIC AUCTION THERE MAY BE ADDITIONAL MONEY FROM THE SALE AFTER PAYMENT OF PER-

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

IF YOU ARE A SUBORDINATE LIENHOLDER CLAIMING A RIGHT TO THE FUNDS REMAINING AF-TER 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.

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.

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

FIRST INSERTION

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

Case No.: 2025 CA 002248 AX Agency Case No.: 2025-017591 IN RE: FORFEITURE OF: FIVE THOUSAND TWO HUNDRED SEVENTY-EIGHT DOLLARS (\$5,278.00) 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 Sheriffs Office, on the following property in Manatee County, Florida: FIVE THOUSAND TWO HUNDRED SEVENTY-EIGHT DOLLARS (\$5,278.00) IN U.S. CUR-RENCY, 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

you for the relief demanded in the Com-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-

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. 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: 9/25/2025 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

FIRST INSERTION

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).

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

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.

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:

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-

CORDING TO THE MAP OR PLAT THEREOF, AS RE-CORDED IN PLAT BOOK 1, PAGE(S) 264, OF THE PUB-LIC RECORDS OF MANATEE COUNTY, FLORIDA.

5th Street West, Palmetto, FL 34221.

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 de-

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

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

> Circuit and County Courts (SEAL) By: Kris Gaffney Deputy Clerk

FIRST INSERTION

2025.

/s/ Laurie B. Sams

Laurie B. Sams, Esq.

Sarasota, FL 34233

(941) 923-0174-Fax

October 3, 10, 2025

Florida Bar No. 136001

Van Winkle & Sams, P.A.

lauriesams@comcast.net

(941) 923-1685-Phone

3859 Bee Ridge Road, Suite 202

NOTICE OF ACTION PETITION FOR TEMPORARY CUSTODY BY EXTENDED

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

FLORIDA
CASE NUMBER: 2025-DR-000965AX and 2025-DR-000966AX DIVISION: FAMILY IN THE INTEREST OF:

D.S. AND R.S.. Children, NICHOLAS STUART AND CASANDREA STUART, Petitioner,

LINDSAY SANTAMORE AKA LINDSAY DIMASTRANTONIO, Respondent. TO: LINDSAY SANTAMORE A/K/A

LINDSAY DIMASTRANTONIO Respondent's last Known Address (as of August 13, 2025):

4440 Ironwood Circle Bradenton, Florida 34219.

Telephone: (207) 502-3834 YOU ARE NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family has been filed against you. You are required to serve a copy of your written defenses, if any, to it on:

NICHOLAS STUART AND CASAN-DREA STUART

Petitioners' Address: 11563 Walden Loop Parrish, FL 34219. on or before 10/24/2025, and file the original with the Clerk of this Court at:

Clerk of the Circuit Court - Manatee County Manatee County Judicial Center 1051 Manatee Ave. W.

Bradenton, FL 34205 Mailing: P.O. Box 3000, Bradenton, FL 34206

Before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for

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

this lawsuit will be mailed or emailed to the addresses on record at the clerk's

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.

Dated: 9/12/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: {Deputy Clerk}

25 - 01827M

rent address. (You may file Designation ily Law Form 12.915.) Future papers in

Oct. 3, 10, 17, 24, 2025 25-01815M

the relief demanded in the petition.

You must keep the Clerk of the Circuit Court's office notified of your curof Current Mailing and E-Mail Address, Florida Supreme Court Approved Fam-

office. WARNING: Rule 12.285, Florida

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.

FIRST INSERTION NOTICE OF ACTION PETITION FOR TERMINATION OF PARENTAL RIGHTS

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

CASE NUMBER: 2025-DR-000965AX and 2025-DR-000966AX DIVISION: FAMILY IN THE INTEREST OF: D.S. AND R.S.,

Children, NICHOLAS STUART AND CASANDREA STUART, Petitioner, AND LINDSAY SANTAMORE

AKA LINDSAY DIMASTRANTONIO, Respondent. TO: LINDSAY SANTAMORE A/K/A LINDSAY DIMASTRANTONIO Respondent's last Known Address (as of

August 13, 2025): 4440 Ironwood Circle Bradenton, Florida 34219. Telephone: (207) 502-3834

YOU ARE NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family has been filed against you. You are required to serve a copy of your written defenses, if any, to it on:

Petitioners: NICHOLAS STUART AND CASAN-DREA STUART Petitioners' Address: 11563 Walden

Loop Parrish, FL 34219. on or before 10/24/2025, and file the original with the Clerk of this Court at: Clerk of the Circuit Court - Manatee

County

Manatee County Judicial Center 1051 Manatee Ave. W. Bradenton, FL 34205

Mailing: P.O. Box 3000,

Bradenton, FL 34206 Before service on Petitioners or immediately thereafter. If you fail to do so, a default may be entered against you for

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

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

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

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

Dated: 9/12/2025 CLERK OF THE CIRCUIT COURT (SEAL) By: {Deputy Clerk} Oct. 3, 10, 17, 24, 2025 25-01814M

more commonly known as 1713

This action has been filed against you

manded in the Complaint. Lawyer Referral Service at (800) 342-

(7) days; if you are hearing or voice impaired, call 711. WITNESS my hand and seal of this Court on the 30TH day of September, 2025. Angelina Colonneso

25-332729 FC01 RFT

25-01858M October 3, 10, 2025

SUBSEQUENT INSERTIONS

--- 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
Unit C5012	Culhane, Whitney
Unit C5021	Markiewicz, Carl
Unit C5127	Cintron, Fernando
Unit B3050	Sargent, Deborah
Unit C4016	Marable, Emily
Unit C4079	Bacum, John
Unit B1059	Wildgoose, Daimo
Unit B2114	Hilton, Lindsey
Unit D6004	Sharpe, Judy
Unit C5140	Walsh, Robert
Unit C4107	Walker, Trayvon
Unit D6002	Bunner, Lacie
Unit B1072	Alonso, Daisy
Unit C4017	Rosa, Barbara
Unit C4115	Duda, Sandra

Tools, totes, boxes Boxes Electronics, Totes, Tools Clothing, totes Totes, boxes, bike Boxes, bags, furniture Furniture, boxes, totes Electronics, furniture Furniture, totes, boxes Boxes, bags, furniture Furniture, clothing, boxes, totes clothing, Bags Tools, furniture, totes Electronics, furniture, totes Totes, bags 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

25-01766M

THIRD INSERTION

NOTICE OF ACTION TO QUIET TITLE TO REAL PROPERTY AND TO DECLARE TRUST TERMS AND DETERMINE TRUST BENEFICIARY

Sept. 26; Oct. 3, 2025

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

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-

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 Colonneso 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 Govette, 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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER BARRED.

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

The date of first publication of this notice is: September 26, 2025. Signed on this 3rd day of September,

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

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

COCITI IIIIIII			
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

Jessica Upson

Sept. 26; Oct. 3, 2025

COCIVII Manacc		
FACILITY 7735 US 41 Palmette	o 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
Philin Weaver	1092	265.30

325.90 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 Colonneso, Manatee County Clerk of the

Sept. 26; Oct. 3, 10, 17, 2025

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 Colonneso, Manatee County Clerk of the Courts.

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 AF-TER 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

PUBLISH YOUR LEGAL NOTICE We publish all Public sale, Estate & Court-related notices We offer an online payment portal for easy credit card payment Service includes us e-filing your affidavit to the Clerk's office on your behalf Call **941-906-9386** and select the appropriate County name from the menu option or email legal@businessobserverfl.com

--- ACTIONS / SALES ---

SECOND INSERTION

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

Division: 4 IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF DALLAS RAY FOLLETT Minor Child.

TO: Kylee Lauren Follett DOB: 09/09/1999 Age: 26 Race: White Hair Color: Brown Eye Color: Brown Height: 5'7 Weight:

180 lbs
Date of Birth of minor children: 12/29/2021

Place of Birth of minor child: Sarasota County, Florida

YOU ARE NOTIFIED that an action for JOINT PETITION GRANDPAR-ENT'S ADOPTION AND TERMINA-TION OF PARENTAL RIGHTS has

been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 10/29/2025, and file the original with

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

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. DATED this 17TH day of September,

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

25-01774M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA

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 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 12, 2025, at electronic sale beginning at 11:00 AM, at www. manatee.realforeclose.com the following-described real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 3 OF INDIAN MEADOW SUBDIVISION, ACCORDING TO THE PLAT THEREOF RE-CORDED IN PLAT BOOK 36. PAGES 186 AND 187, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA.

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

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

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

Dated: This 18th day of September, 2025. Respectfully submitted, HOWARD LAW 4755 Technology Way, Suite 104 Boca Raton, FL 33431 Telephone: (954) 893-7874 Facsimile: (888) 235-0017 Designated Service E-Mail: Pleadings@HowardLaw.com By: /s/ Matthew B. Klein Matthew B. Klein, Esq. Florida Bar No.: 73529 E-Mail: Matthew@HowardLaw.com Sept. 26; Oct. 3, 2025 25-01772M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT
IN AND FOR MANATEE COUNTY

FLORIDA 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 412025CA000138CAAXMA, wherein U.S. BANK TRUST NATIONALASSOCIATION, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS OWNER TRUSTEE FOR RCF 2 ACQUISITION TRUST is the Plaintiff, and JOHN T. DAVIS, UNKNOWN SPOUSE OF JOHN T. DAVIS N/K/A LINDA DAVIS, FLORIDA DEPARTMENT OF REVENUE, INTERNAL REVENUE SERVICE and SUMMERFIELD/ RIVERWALK VILLAGE ASSOCIATION, INC. are the Defendants.

The Clerk of the Court, ANGELINA 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 followingdescribed real property as set forth in said Uniform Final Judgment of Mortgage Foreclosure, to wit:

LOT 23. SUMMERFIELD VIL-LAGE, SUBPHASE C, UNIT 13, A SUBDIVISION, ACCORD-ING TO THE PLAT THERE-OF AS RECORDED IN PLAT BOOK 33, PAGE 90, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS IINCI AIMED

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

impaired, call 711. Dated: This 18th day of September,

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

SECOND INSERTION

MANATEE COUNTY

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL 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 Rescheduling Order 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 Colonneso, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 10th day of December, 2025, the following

described property as set forth in said Final Judgment, to wit: LOT 41, BECK ESTATES, A SUBDIVISON, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 8, PAGE 142, OF THE PUBLIC RECORDS OF

MANATEE COUNTY, FLORI-

TAX ID: 731800009

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. Dated this 17th day of September,

2025. BROCK & SCOTT, PLLC Attorney for Plaintiff 4919 Memorial Hwy, Suite 135

Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brock and scott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106

File # 24-F00434 Sept. 26; Oct. 3, 2025 25-01759M

SALE AFTER PAYMENT OF PER-

SONS WHO ARE ENTITLED TO BE

PAID FROM THE SALE PROCEEDS

PURSUANT TO THIS FINAL JUDG-

LIENHOLDER CLAIMING A RIGHT TO FUNDS REMAINING

AFTER THE SALE, YOU MUST

FILE A CLAIM WITH THE CLERK

NO LATER THAN 60 DAYS AF-

TER THE SALE. IF YOU FAIL TO

FILE A CLAIM, YOU WILL NOT BE

ENTITLED TO ANY REMAINING

If you are a person with a disabil-

ity who needs any accommodations in

order to participate in this proceed-

ing, you are entitled, at no cost to

you, to the provision of certain as-

sistance. Please contact the Manatee

County Jury Office, P.O. Box 25400,

Bradenton, Florida 34206, (941) 741-

4062, at least seven (7) days before

your scheduled court appearance, or

immediately upon receiving this noti-

fication if the time before the sched-

uled appearance is less than seven

(7) days; if you are hearing or voice

impaired, call 711.

IF YOU ARE A SUBORDINATE

SECOND INSERTION

MENT.

FUNDS.

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 Colonneso, Clerk of Court, will sell all the property situated in Manatee County, Florida described

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

34211 at public sale, to the highest and best bidder, for cash, via the Internet at www.manatee.realforeclose.com , at 11:00 A.M. on October 15, 2025 IF THIS PROPERTY IS SOLD AT

PUBLIC AUCTION, THERE MAY BE

ADDITIONAL MONEY FROM THE

MÂNKIN 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 #2; BETTY HUGHES; ROBERT ROBERT

SECOND INSERTION

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

GENERAL JURISDICTION DIVISION Case No. 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 wherein WELLS FARGO BANK NA

and for Manatee County, Florida, is the Plaintiff and THE UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES. LIENORS. TRUSTEES, OR CREDITORS. OTHER CLAIMANTS CLAIMING BY, THROUGH,UNDER, 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

C. HUGHES A/K/A HUGHES, AS HEIR ESTATE OF BETTY HUGHES, DECEASED are the Defendants, that Angelina Colonneso, 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:

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

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

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

Dated this 17th day of September, 2025. BROCK & SCOTT, PLLC

Attorney for Plaintiff 4919 Memorial Hwy, Suite 135 Tampa, FL 33634 Phone: (954) 618-6955 Fax: (954) 618-6954 FLCourtDocs@brockandscott.comBy /s/Justin J. Kelley Justin J. Kelley, Esq. Florida Bar No. 32106 File # 15-F06501 25-01757M Sept. 26; Oct. 3, 2025

--- TAX DEEDS ---

SECOND INSERTION

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

Certificate Number: 2023-3184 Tax Deed #:2025TD000137 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3184 Year of Issuance 2023 Description of Property UNIT 6124 PEBBLE SPRINGS CLUSTER III CONDO AMENDED PI#37828.1550/4 Parcel ID Number 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 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01742M

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-4473

Tax Deed #:2025TD000140 NOTICE IS HEREBY GIVEN that

CERTMAX LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of

the property and the name(s) in which

it was assessed are as follows: Certificate

Number: 2023-4473 Year of Issuance

2023 Description of Property COM 25

FT E OF SW COR OF NW1/4 OF SE1/4

OF NE1/4, OF SEC 13, TWN 35S, RNG $\,$

17E, FOR A POB: TH RUN N 77 FT.

TH N 89 DEG 41 MIN 10 SEC E, 141

FT; TH S 77 FT; TH S 89 DEG 41 MIN

10 SEC W. 141 FT TO POB. (1999/287)

PI#57509.0000/2 Parcel ID Number

5750900002 Property Address: 5533 12TH ST E BRADENTON, FL 34203

Names in which assessed: AMANDA

CARLENE THOMPSON, AMANDA

THOMPSON All of said property being

in the County of Manatee, State of

Florida. Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s)

will be sold to the highest bidder online

10/27/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-1524

Tax Deed #:2025TD000104

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER

LLC - SERIES 06 the holder of the

following certificate(s) has filed said certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of the property and the name(s) in

which it was assessed are as follows:

Certificate Number: 2023-1524 Year of

Issuance 2023 Description of Property

LOTS 11,12 BLK D BRADEN MANOR

AS PER THE PLAT THEREOF

RECORDED IN PLAT BOOK 4,

PAGE 66 OF THE PUBLIC RECORDS

OF MANATEE COUNTY, FL PI#13365.0000/2 Parcel ID Number

1336500002 Property Address: 808

24TH ST E BRADENTON FL 34208

Names in which assessed: ANGELA

LOVE, ARNETTA BUNDRAGE, BENNY BUNDRAGE, CHRISTINE

GREGORY MITCHELL, HERMAN

ROBINSON HUBERT ROBINSON

J W ROBINSON, LAVONNE PRICE,

MARVA J MITCHELL, MARVA JEAN MITCHELL, TANGELA LOVE,

YVONNE WELCH All of said property

being in the County of Manatee, State of

Florida Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s)

will be sold to the highest bidder online

at manatee.realforeclose.com on

10/27/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

Sept. 26; Oct. 3, 10, 17, 2025

the Courts.

MCADAMS,

25-01746M

ELOISE

25-01745M

at manatee.realforeclose.com

Sept. 26; Oct. 3, 10, 17, 2025

the Courts.

SECOND INSERTION

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

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

25-01731M

Sept. 26; Oct. 3, 10, 17, 2025

SECOND INSERTION

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 manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025 25-01740M

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1622 Tax Deed #:2025TD000131

NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the $\begin{array}{ll} holder \ of \ the \ following \quad certificate(s) \\ has \ filed \ said \ certificate(s) \ for \ a \ tax \ deed \end{array}$ 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 POR TOGETHER WITH FIV 1/2 OF VACATED ST [INSERT & N 1/2 OF VACATED ST LYING S OF THE ABOVE DESC PARCEL, 7 (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 Colonneso, Manatee County

Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01736M

--- ESTATE ---

SECOND INSERTION

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

Deceased. The administration of the estate of Deanne Lesher Kaplan, deceased, whose date of death was April 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: Arnold H. Kaplan

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25 CP 001627 IN RE: ESTATE OF

MARSHA L. WILLIAMS-GLAWITSCH Deceased.

The administration of the estate of MARSHA L. WILLIAMS-GLAWITSCH, deceased, whose date of death was March 12, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

NOTICE TO CREDITORS

IN THE CIRCUIT COURT OF THE

TWELFTH JUDICIAL CIRCUIT

IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION

File No. 2025-CP-2122

IN RE: ESTATE OF

ELIZABETH SUE SWANSON,

Deceased.

The administration of the estate of

ELIZABETH SUE SWANSON, de-

ceased, whose date of death was Au-

gust 25, 2025, is pending in the Circuit

Court for MANATEE County, Florida,

Probate Division, the street address of

which is 1115 Manatee Avenue West,

Probate Division, Bradenton, Florida

34205 and the mailing address of which

is P.O. Box 25400, Probate Division,

The names and addresses of the per-

sonal representative and the personal

representative's attorney are set forth

All creditors of the decedent and oth-

er persons having claims or demands

against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this

court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

All other creditors of the decedent

and other persons having claims or de-

mands against decedent's estate must

file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

OF THIS NOTICE ON THEM.

Bradenton, FL 34206.

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

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

Personal Representative: JANINE M. KISER 5035 Cambrian Drive

Columbus, Ohio 43220 Attorney for Personal Representative: Meghan Griffin Persampiere, Attorney Florida Bar Number: 1034073 Dunlap & Moran, P.A. P.O. Box 3948 Suite 300

Sarasota, Florida 34230 Telephone: (941)366-0115 Fax: (941) 365-4660 E-Mail: mgriffin@dunlapmoran.com Secondary E-Mail: jmoranstaff@dunlapmoran.com

The personal representative or cura-

tor has no duty to discover whether any property held at the time of the dece-

dent's death by the decedent or the de-

cedent's surviving spouse is property to which the Florida Uniform Disposition

of Community Property Rights at Death

Act as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply,

unless a written demand is made by a

creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The

written demand must be filed with the

ALL CLAIMS NOT FILED WITHIN

STATUTES SEC-

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIOD SET FORTH ABOVE, ANY

CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

Personal Representative

4955 Greenland Hideaway Drive South

Jacksonville, FL 32258

Attorney for Personal Representative

BARNES WALKER, GOETHE, PER-

RON, SHEA & JOHNSON, PLLC

Email: kcollver@barneswalker.com

The date of first publication of this

DATE OF DEATH IS BARRED.

notice is: September 26, 2025. Francis M. Swanson

Kevin M. Collver

Florida Bar No. 0104450

3119 Manatee Avenue West

Telephone: (941) 741-8224

swix@barneswalker.com

Sept. 26; Oct. 3, 2025

Bradenton, FL 34205

Secondary Email:

NOTWITHSTANDING THE TIME

SECOND INSERTION

IN

FLORIDA

Sept. 26; Oct. 3, 2025 25-01763M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY. FLORIDA PROBATE DIVISION
File No. 2025 CP 002187 AX **Division PROBATE** IN RE: ESTATE OF

Susan L. Swan Gustomski.

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

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

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

NOTICE.

The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's 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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Travis S. Gustomski P.O. Address: 11827 69th Street East,

Parrish, FL 34219 Comprehensive Estate Planning, PLLC Attorneys for Personal Representative 2477 Stickney Point Road Suite 215 B

Sarasota, FL 34231Telephone: (941) 953-9600 Florida Bar No. 987026 Email Addresses: jwest@johnwestiii.com Sept. 26; Oct. 3, 2025

25-01786M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

PROBATE DIVISION File No. 2025-CP-2138 Division Probate IN RE: ESTATE OF BRUCE E. GREENAWALT

Deceased. The administration of the estate of BRUCE E. GREENAWALT, deceased, whose date of death was August 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Avenue, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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 SEC-TION 733.702 WILL BE FOREVER BARRED.

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

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

Personal Representative: CAROLE G. DALEY 823 Crossfield Place

Venice, Florida 34293 Attorney for Personal Representative: BRADEN H. SHARRER

Florida Bar Number: 0084674 FARR LAW FIRM P.A. 237 Nokomis Avenue South Venice, FL 34285 Telephone: (941) 488-7751 Fax: (941) 497-7636 E-Mail: bsharrer@farr.com Secondary E-Mail: tweiss@farr.com Sept. 26; Oct. 3, 2025

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION File No. 2025-CP-2127 IN RE: ESTATE OF CAMILLA WOODS BOLTE. Deceased.

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

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

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

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

The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228. Florida Statutes, applies, or may apply unless a written demand is made by a creditor or a beneficiary as specified under s. 732,2211. Florida Statutes. The written demand must be filed with the

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SEC-TION 733.702 WILL BE FOREVER

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

notice is: September 26, 2025.

Fred W. Bolte Personal Representative 6324 7th Court East Bradenton, FL 34203

Kevin M. Collver Attorney for Personal Representative Florida Bar No. 0104450 BARNES WALKER, GOETHE, PER-RON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: kcollver@barneswalker.com Secondary Email: swix@barneswalker.com

Sept. 26; Oct. 3, 2025 25-01762M

SECOND INSERTION

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

 ${\bf JENNIE~V.~SCOTT~Deceased.}$ The administration of the estate of JENNIE V. SCOTT, deceased, whose date of death was May 14, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative: Timothy E. Scott 2531 Lincoln Rd. Navarre, FL 32566-2454

Attorney for Personal Representative: Dana Laganella Gerling, Esq. Florida Bar No. 0503991 Affordable Attorney Gerling Law Group Chartered 6148 State Road 70 East, Bradenton, FL 34203 Telephone: (941) 756-6600 Email:

dlaganella@gerlinglawgroup.com Sept. 26; Oct. 3, 2025 25-01794M

SECOND INSERTION

ADVERTISEMENT OF SALE

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

Sept. 26; Oct. 3, 2025

25-01764M

25-01770M

SECOND INSERTION

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

NOTICE OF PUBLIC SALE

A 1967 Mobile Home, VIN A375 (title number 2829383) and the contents therein, if any, abandoned by former tenant, Christopher Thomas Gallagher

On October 9, 2025 at 9:00am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 192,

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

Bradenton, Florida 34210.

Sept. 26; Oct. 3, 2025

SECOND INSERTION

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

deceased

The administration of the estate of KENNETH TRACY MCGREGOR, a/k/a KENNETH T. MCGREGOR, deceased, whose date of death was August 17, 2025, File Number 2025CP002141AX, is pending in The Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The name and address of the personal representative and of the personal representative's attorney are set forth below.

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

All creditors of the decedent and other persons having claims or demands against this estate who are served with a copy of this notice within three months after the date of the first publication of this notice must file their claims with

this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY DAYS AF-TER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS AND DEMANDS NOT SO FILED WILL BE FOREVER BARRED. The date of first publication of this

notice is September 26, 2025.

Personal Representative: /s/ Raymond P. Scaringe 435 12th Street West, Suite 206 Bradenton, FL 34205

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

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA

PROBATE DIVISION File No. 2025CP2025 Division PROBATE IN RE: ESTATE OF Kathleen M. Gaseor Deceased. The administration of the estate of

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

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

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

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

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

THE FIRST PUBLICATION OF THIS

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

Sept. 26; Oct. 3, 2025

LEGAL NOTICE IN THE BUSINESS OBSERVER

25-01760M

CALL 941-906-9386

and select the appropriate County name from the menu option or e-mail legal@businessobserverfl.com



--- ACTIONS / SALES ---

SECOND INSERTION

SECOND INSERTION

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

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

NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-193 Year of Issuance 2023 Description of Property LOTS 6,7 BLK 32 PLAT OF MYAKKA CITY ORB 622 PGS 495,496 PI#1840.0000/8 Parcel ID Number 184000008 Property Address: 10440 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: MICHELLE BENNETT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.real foreclose.com on 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

25-01738M Sept. 26; Oct. 3, 10, 17, 2025

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3209

Tax Deed #:2025TD000160 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 07 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3209 Year of Issuance 2023 Description of Property UNIT 20 BLK G PHASE E. ALSO CARPORT T PINE BAY FOREST CONDO PI#38448.0605/3 Parcel ID Number 3844806053 Property Address: 7518 4TH AVE W BRADENTON, FL 34209 Names in which assessed: CATHERINE RATVAY, GREGORY M SAWCHUK All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of

the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01753M

SECOND INSERTION

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

Certificate Number: 2023-2719 Tax Deed #:2025TD000157 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 09 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. $The \quad certificate \quad number(s), \quad year(s)$ 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 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 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025 25-01751M

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

Certificate Number: 2023-5520 Tax Deed #:2025TD000151 NOTICE IS HEREBY GIVEN that SKLAC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(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 10/27/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01734M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-287

Tax Deed #:2025TD000159 NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-287 Year of Issuance 2023 Description of Property TRACT 59 LESS E 702.58 FT; ALSO THE S 20 FT OF E 702.58 FT OF TRACT 59 WATERBURY GRAPEFRUIT TRACTS SUB OF SEC PI#3147.4700/7 Parcel ID Number 314747007 Property Address: 4748 VERNA BETHANY RD MYAKKA CITY, FL 34251 Names in which assessed: RONALD L BUTRUM JR All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

25-01752M

SECOND INSERTION

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

Certificate Number: 2023-2620 Tax Deed #:2025TD000134 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following $\, certificate(s) \, has \, filed \, said \,$ certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2620 Year of Issuance 2023 Description of Property LOTS 366,367,368; ALSO THE E1/2 OF VACATED ALLEY LY W OF LOT 366 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25114.0000/0 Parcel Number 2511400000 Property Address: 415 29TH ST E PALMETTO, FL 34221 Names in which assessed DAVID L SIMPSON, SHERRYE SIMPSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01739M

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1889

Tax Deed #:2025TD000132 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), vear(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1889 Year of Issuance 2023 Description of Property UNIT 5-D TARA PLANTATION GARDENS PHASE II PI#17315.3205/5 Parcel ID Number 1731532055 Property Address: 5465 FAIR OAKS ST BRADENTON, FL 34203 Names in which assessed: BURNETT M CAUDILL II, CELESTE SCOTT CAUDILL, MARSHALL & CELESTE CAUDILL LIVING TRUST U/A/D 6/18/24 All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose. com on 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

25-01737M

NOTICE OF ACTION -CONSTRUCTIVE SERVICE

MANATEE COUNTY

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, BEN-EFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF GAIL HURD A/K/A GAIL

L. HURD, DECEASED, whose residence is unknown if he/she/ they be living; and if he/she/they be dead, the unknown defendants who may be spouses, heirs, devisees, grantees, assignees, lienors, creditors, trustees, and all parties claiming an interest by, through, under or against the Defendants, who are not known to be dead or alive, and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

whose residence is unknown and all parties having or claiming to have any right, title or interest in the property described in the mortgage being foreclosed herein.

TO: BRIAN HURD.

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property:
CONDOMINIUM UNIT 40,

CORTEZ VILLAS CONDO-MINIUM 11, PHASE A, A CONDOMINIUM TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF, RECORDED IN OFFICIAL RECORDS BOOK 967, PAGE 1708, AS AMENDED FROM TIME TO TIME, AS PER PLAT THEREOF. RECORDED IN CONDOMINIUM BOOK 10, PAGE 10 AND 11, OF THE PUBLIC RECORDS OF MAN-ATEE 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 de-

filed herein. 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-

manded in the complaint or petition

8011.

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

WITNESS my hand and the seal of this Court at Manatee County, Florida, this 19TH day of SEPTEMBER, 2025. ANGELINA COLONNESO

CLERK OF THE CIRCUIT COURT (SEAL) BY: KRIS GAFFNEY DEPUTY CLERK ROBERTSON, ANSCHUTZ, AND

SCHNEID, PL ATTORNEY FOR PLAINTIFF 6409 Congress Ave., Suite 100 Boca Raton, FL 33487 PRIMARY EMAIL: flmail@raslg.com Sept. 26; Oct. 3, 2025 25-01775M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE PURSUANT TO CHAPTER 45 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA

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 followingdescribed real property as set forth in said Final Judgment of Mortgage

Foreclosure, to wit:

THE WEST 72 FEET OF LOT 4 AND THE EAST 16 FEET OF LOT 3, BLOCK "0", HOLMES BEACH, 13TH UNIT, AS PER CORRECTED PLAT THEREOF RECORDED IN PLAT BOOK 8, PAGE 19, OF THE PUBLIC RE-CORDS OF MANATEE COUN-TY, FLORIDA. 310 56th

Property Address: St., Holmes Beach, FL 34217 ANY PERSON CLAIMING AN IN-TEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS MUST FILE A CLAIM BEFORE THE CLERK REPORTS THE SURPLUS AS UNCLAIMED.

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance.

Please contact the Manatee County Jury Office, P.O. Box 25400. Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: This 19th day of September 2025.

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

Sept. 26; Oct. 3, 2025

SECOND INSERTION

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. UNKNOWN PAR-ALL TIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS AC-TION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT TITLE, OR INTER-EST 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: $612\ 13 th$ Ave W, Bradenton, FL 34205

Lot 8, less the West 6 feet, Block C, Subdivision of the SE ¼ of the NW ¼ of the NE ¼ HORTONS SUBDIVISION according to the map or plat thereof as recorded in Plat Book 1, Page 134, Public Records of Manatee County, Florida.

And Lot 10, Block C as shown on map of the Subdivision of the SE 1/4 of NW 1/4 of NE 1/4 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.

Lot 9, Block C as shown on map of the Subdivision of the SE 1/4 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. Eisemann, 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 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-

25-01776M

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,

Angelina M. Colonneso Clerk of the Circuit Court 1115 Manatee Avenue West Bradenton, Florida 34205-7803 By: As: Deputy Clerk Sept. 26; Oct. 3, 10, 17, 2025

SECOND INSERTION

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT 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 TERRACE IV AT LAKEWOOD CONDOMINUM NATIONAL ASSOCIATION, INC.; LAKEWOOD NATIONAL GOLF CLUB, INC. are the Defendant(s). Angelina Colonneso 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, AC-CORDING TO THE DECLA-RATION OF CONDOMINIUM THEREOF, AS RECORDED IN OFFICIAL RECORDS BOOK 2811, PAGE 3286, OF THE PUBLIC RECORDS OF MANA-TEE COUNTY, FLORIDA, TO-MENTS 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, vou are entitled, at no cost to vou, 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 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.com24-226503 - RaO

SECOND INSERTION

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 IN THE INTEREST OF: N.B. DOB: 12/25/2024, MINOR CHILD

TO: Tijuana 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 $34205, \, {\rm for} \; {\rm an} \; {\rm ADVISORY} \; {\rm HEARING}.$

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHIL-DREN). IF YOU FAIL TO APPEAR

ON THE DATE AND TIME SPECI-FIED, 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

Sept. 26; Oct. 3, 2025 25-01803M

Court and the Seal thereof, this 17 day of September, 2025.

Angelina M. Colonneso, Clerk of Court By:/s/ C. Hoatland Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025

25-01756M

--- TAX DEEDS ---

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2021-3760

Tax Deed #:2025TD000130

NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a

tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2021-3760 Year of Issuance 2021 Description of Property LOT 1,

ELMORE PROPERTY, LESS H/W R/W AS DESC IN OR 205/372, LOTS 2,3; LESS OR 706 P 70; SUBJ TO DRIVEWAY EASMTS DESC IN OR 999 P 7 & OR 999 P 13; ALSO LESS OR 2097/2532 DESC AS FOLLOWS: LOT 1, LESS THE S 300 FT, LOT 2, LESS THE S 300 FT & LOT 3, LESS THE S 315 FT OF THE W 160 FT & LESS THE S 300 FT OF THE E 6.5 FT OF SD

LOT 3 ELMORE PROPERTY; TOGETHER WITH THE S 300 FT OF THE E 140 FT OF LOT 1, LESS THE S 18 FT OF THE E 7.3 FT FOR THE DOT R/W; THE W 1.5 FT OF THE S 300 FT OF LOT 1; THE S 300 FT OF LOT 2; THE E 6.5 FT OF THE S 300 FT OF LOT 3, PLAT OF ELMORE PROPERTY AS REC IN PB 4 PG 79A, BEING THE SAME PROPERTY DESC AS

FOLLOWS: BEG AT THE NE COR OF LOT 1, ELMORE PROPERTY SUB AS REC IN PB 4 PG 79A, OF THE PRMCF; TH S 89 DEG 35 MIN 30 SEC W, ALG THE N LN OF SD SUB, 499.50 FT TO THE NW COR OF LOT 3, OF SD SUB; TH S 00 DEG

 $17\,\mathrm{MIN}\,34\,\mathrm{SEC}\,\mathrm{E},\mathrm{ALG}\,\mathrm{THE}\,\mathrm{W}\,\mathrm{LN}\,\mathrm{OF}\,\mathrm{SD}\,\mathrm{LOT}\,3,\mathrm{A}\,\mathrm{DIST}\,\mathrm{OF}\,326.45\,\mathrm{FT};\mathrm{TH}\,\mathrm{N}\,89\,\mathrm{DEG}\,31\,\mathrm{MIN}\,30\,\mathrm{SEC}\,\mathrm{E},135.00\,\mathrm{FT};\mathrm{TH}\,\mathrm{S}\,\mathrm{SEC}\,\mathrm{C}$

00 DEG 17 MIN 34 SEC E, 315.00 FT TO THE N R/W LN OF STATE RD 684; TH N 89 DEG 31 MIN 30 SEC E, ALG SD N R/W/L, 357.20 FT; TH N 00 17 MIN 34 SEC W, 18.00 FT; TH N 89 DEG 31 MIN 30 SEC E, 7.30 FT; TH N 00 DEG 17 MIN 34 SEC W, ALG THE E LN OF LOT 1, 622.87 FT TO THE POB; SUBJ TO EASMNT REC IN OR 706/74. PI # 49280.0005/9

Parcel ID Number 4928000059 Property Address: MAIN ST BRADENTON, FL 34207 Names in which assessed: TOYS R US-DELAWARE INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.

realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-4167

Tax Deed #:2025TD000138 NOTICE IS HEREBY GIVEN that

CERTMAX LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description

of the property and the name(s) in

which it was assessed are as follows:

Certificate Number: 2023-4167 Year of

Issuance 2023 Description of Property

LOT 19 BLK 39 HOLIDAY HEIGHTS

SECOND ADD PI#53079.0000/0 Parcel ID Number 5307900000

Property Address: 5018 24TH ST W;

UNIT B BRADENTON, FL 34207

Names in which assessed: DANIEL

CHRISTIANSON All of said property

being in the County of Manatee, State

of Florida. Unless such certificate(s)

shall be redeemed according to the

law the property described in such certificate(s) will be sold to the highest

bidder online at manatee.realforeclose.

com on 10/27/2025 at 10:00 am, by

Angelina Colonneso, Manatee County

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-2602

Tax Deed #:2025TD000156

NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description

of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 2023-2602 Year

Property N 18 FT OF E 60 FT OF LOT

133 & E 60 FT OF LOTS 134 & 135

WASHINGTON PARK UNITS 1, 2, 3 &

4 PI#24994.0000/6 Parcel ID Number

2499400006 Property Address: 411 27TH ST E PALMETTO, FL 34221

Names in which assessed: MIGUEL A

RESENDEZ All of said property being

in the County of Manatee, State of Florida. Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s)

will be sold to the highest bidder online

10/27/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

SECOND INSERTION

NOTICE OF APPLICATION

FOR TAX DEED

Section 197.512 F.S.

Certificate Number: 2023-3372

Tax Deed #:2025TD000161

NOTICE IS HEREBY GIVEN that

ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the

following certificate(s) has filed said

certificate(s) for a tax deed to be issued

thereon. The certificate number(s),

year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows:

Certificate Number: 2023-3372 Year

of Issuance 2023 Description of Property LOT 30 MAMIE-G SUB

PI#42146.1150/3 Parcel ID Number

4214611503 Property Address: 3009

21ST AVE W BRADENTON, FL

34205 Names in which assessed: DONNA CECCHETTI, RICHARD

CECCHETTI All of said property being

in the County of Manatee, State of

Florida, Unless such certificate(s) shall

be redeemed according to the law the

property described in such certificate(s)

will be sold to the highest bidder online

10/27/2025 at 10:00 am, by Angelina

Colonneso, Manatee County Clerk of

25-01754M

at manatee.realforeclose.com

Sept. 26; Oct. 3, 10, 17, 2025

the Courts.

25-01750M

at manatee.realforeclose.com

Sept. 26; Oct. 3, 10, 17, 2025

the Courts.

Issuance 2023 Description of

25-01743M

Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

CHRISTIANSON, LEANNE M

--- ACTIONS / SALES / ESTATE ---

NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH HIDICIAL CIRCUIT IN AND FOR MANATEE COUNTY,

FLORIDA CASE NO.: 2022-CA-003586 LAKEVIEW LOAN SERVICING,

Plaintiff. v ALVARO ROMERO A/K/A ALVARO ROMERO JR., et al.,

Defendants.NOTICE is hereby given that, Angelina "Angel" Colonneso Clerk of the Circuit Court of Manatee County, Florida, will on October 23, 2025, at 11:00 a.m. ET, via the online auction site at www.manatee.realforeclose. com in accordance with Chapter 45, F.S., offer for sale and sell to the highest and best bidder for cash, the following described property situated in Manatee County, Florida, to wit:

Lot 10, Block C, NORTH OR-ANGE ESTATES, as per plat thereof recorded in Plat Book

SECOND INSERTION

NOTICE OF PUBLIC SALE

Pursuant to Section 715.109, notice is

hereby given that the following prop-

erty will be offered for public sale and will sell at public outcry to the highest

A 1980 Mobile Home, VIN BHFLSNA801120/

VINFLSNB801120and the contents therein, if any, abandoned by former tenant,

On October 9, 2025 at 9:15am at Seabreeze Mobile Estates, 3901 71st St.

W. Lot 69, Bradenton, Florida 34209.

Attorney for Seabreeze Mobile Estates By: /s/ Sheryl A. Edwards

Sept. 26; Oct. 3, 2025 25-01800M

SECOND INSERTION

NOTICE TO CREDITORS

IN THE CIRCUIT COURT FOR

MANATEE COUNTY, FLORIDA PROBATE DIVISION

File No.: 2025 CP 002156

IN RE: ESTATE OF STEPHEN W. MILLER,

Deceased.

The administration of the estate of Stephen W. Miller, deceased, whose

date of death was September 4, 2025,

is pending in the Circuit Court for Manatee County, Florida, Probate

Division, the address of which is

PO Box 254000, Bradenton, FL

34205. The names and addresses of

the personal representative and the

personal representative's attorney are

All creditors of the decedent and oth-

er persons having claims or demands against decedent's estate on whom a

copy of this notice is required to be

served must file their claims with this court ON OR BEFORE THE LATER

OF 3 MONTHS AFTER THE TIME

OF THE FIRST PUBLICATION OF

THIS NOTICE OR 30 DAYS AFTER

THE DATE OF SERVICE OF A COPY

and other persons having claims or de-

mands against decedent's estate must file their claims with this court WITH-

IN 3 MONTHS AFTER THE DATE OF

THE FIRST PUBLICATION OF THIS

duty to discover whether any property held at the time of the decedent's death

by the decedent or the decedent's sur-

viving spouse is property to which the

Florida Uniform Disposition of Com-

munity Property Rights at Death Act

as described in ss. 732.216-732.228,

applies, or may apply, unless a written demand is made by a creditor as speci-

fied under s. 732.2211, Florida Statutes.

The written demand must be filed with

ALL CLAIMS NOT FILED WITHIN

FLORIDA STATUTES SEC-

NOTWITHSTANDING THE TIME

THE TIME PERIODS SET FORTH

TION 733.702 WILL BE FOREVER

PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR

MORE AFTER THE DECEDENT'S

The date of first publication of this

Connie O'Shaughnessy-Los

5474 Chanteclaire

Sarasota, FL 34235

Attorney for Personal Representative

LYONS, BEAUDRY & HARRISON,

craig@lyonsbeaudryharrison.com

annette@lyonsbeaudryharrison.com

Sept. 26; Oct. 3, 2025 25-01805M

DATE OF DEATH IS BARRED.

notice is September 26, 2025.

R. Craig Harrison, Esq., B.C.S.

Florida Bar No. 0466530

1605 Main Street, Suite 1111

Telephone: 941-366-3282

Facsimile: 941-954-1484

Sarasota, FL 34236

Email:

BARRED.

The personal representative has no

OF THIS NOTICE ON THEM. All other creditors of the decedent

set forth below.

sedwards@edwards-lawfirm.com

THE EDWARDS LAW FIRM, PL

500 S. Washington Boulevard,

Sarasota, Florida 34236

Telephone: (941) 363-0110

Facsimile: (941) 952-9111

SHERYL A. EDWARDS

Florida Bar No. 0057495

and best bidder for cash:

Margaret J. Riggin

SECOND INSERTION 36, Pages 96 through 99, Public Records of Manatee County, Florida.

Property Address: 1619 24th Street East, Palmetto, FL 34221 pursuant to the Final Judgment of Foreclosure entered in a case pending in said Court, the style and case number of which is set forth above.

Any person claiming an interest in

the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed.

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

If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain 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 noti-fication if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

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

SECOND INSERTION

NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS

IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY

CASE NO. 2023-DP-306 DIV. J IN THE INTEREST OF: R.R.H. DOB: 9/29/2017, MINOR CHILD

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

FAILURE TO PERSONALLY AP-PEAR AT THIS ADVISORY HEAR-ING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR ON THE DATE AND TIME SPECI-FIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE.

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

WITNESS, my hand as Clerk of said Court and the Seal thereof, this 24 day of September, 2025. Angelina Colonneso

Manatee County Clerk of The Circuit Court By:/s/ C. Gaskin As Deputy Clerk

Sept. 26; Oct. 3, 10, 17, 2025

25-01811M

SECOND INSERTION

NOTICE TO CREDITORS IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY,

FLORIDA PROBATE DIVISION CASE NO: 2025 CP 1995 IN RE: THE ESTATE OF: HELEN MARY SACHEL,

Deceased. The administration of the estate of HELEN MARY SACHEL, deceased, whose date of death was May 6, 2025, and whose last 4 digits of Social Security Number are 5142, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth

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

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

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

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

The date of the first publication of this Notice is 9/26/25.

Personal Representative LARRY FOSTER c/o Richard Barton Ray, Registered Agent

6108 26th Street West, Suite 2 Bradenton, Florida 34207 Attorney for Personal Representative s/Richard Barton Ray RICHARD BARTON RAY, Esquire 6108 26th Street West, Suite 2 Bradenton, Florida 34207 (941) 755-3731 Florida Bar No: 0717381 25-01802M

SECOND INSERTION

NOTICE TO CREDITORS IN THE TWELFTH JUDICIAL CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA

File No. 2025 CP 001790 AX Division Probate IN RE: ESTATE OF PATRICIA A. WALSH Deceased.

The administration of the estate of Patricia A. Walsh, deceased, whose date of death was May 4, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W. Bradenton, FL 34205. The names and $addresses\ of\ the\ personal\ representative$ and the personal representative's attorney are set forth below.

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

OF THIS NOTICE ON THEM. The personal representative has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. $\S\S732.216\mbox{-}732.228,$ Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under §732.2211, Fla. Stat. The written demand must be filed with

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN §733.702 FLA. STAT., WILL BE FOR-EVER BARRED.

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

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

Linda Walsh 6024 Broward Place Glen Allen, Virginia 23059

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

SECOND INSERTION

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

Tax Deed #:2025TD000136 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2995 Year of Issuance 2023 Description of Property THE E 185 FT OF SAID LOT 4 BLK A BROBERG PLAT PI#31903.0000/8 Parcel ID Number 3190300008 Property Address: 210 15TH ST E BRADENTON, FL 34208 Names in which assessed: 5950 SBA LOAN 1 LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

Certificate Number: 2023-2995

25-01741M

SECOND INSERTION

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

25-01733M

Certificate Number: 2023-1461 Tax Deed #:2025TD000153 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1461 Year of Issuance 2023 Description of Property LOT 1 HIDDEN LAGOON PI#11793.1005/9 Parcel ID Number 1179310059 Property Address: 3111 PINE ST BRADENTON, FL 34208 Names in which assessed: DORELIEN INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

25-01747M

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1937

Tax Deed #:2025TD000155 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 $\,$ the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1937 Year of Issuance 2023 Description of Property LOT 126 HARBORAGE ON BRADEN RIVER PHASE II PI#17357.1725/9 Parcel ID Number 1735717259 Property Address: 5638 SIMONTON ST BRADENTON, FL 34203 Names in which assessed: GILLETTE FIVE LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. $Sept.\ 26;\ Oct.\ 3,\ 10,\ 17,\ 2025$

25-01749M

SECOND INSERTION

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5473

Tax Deed #:2025TD000150 NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5473 Year of Issuance 2023 Description of Property UNIT 12 NAUTILUS LONGBEACH PI#78079.0065/4 Parcel ID Number 7807900654 Property Address: 7065 GULF OF MEXICO DR APT 12 LONGBOAT KEY, FL 34228 Names in which assessed: SUSAN P TOBIAS, THOMAS S TOBIAS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025 25-01732M

NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1898

SECOND INSERTION

Tax Deed #:2025TD000154 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC -SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1898 Year of Issuance 2023 Description of Property LOT 38 TAILFEATHER WAY AT TARA PI#17315.6590/9 Parcel ID Number 1731565909 Property Address: 6626 TAILFEATHER WAY BRADENTON, FL 34203 Names in which assessed: PAMELA MILLER, PAUL GARDNER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025

25-01748M

SECOND INSERTION NOTICE OF APPLICATION

FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5533

Tax Deed #:2025TD000152 NOTICE IS HEREBY GIVEN that CANAL TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5533 Year of Issuance 2023 Description of Property UNIT 7 TRACT F LONGBOAT KEY CASA DEL MAR INC PI#80122.1460/0 Parcel ID Number 8012214600 Property Address: 4621 GULF OF MEXICO DR UNIT 7F LONGBOAT KEY, FL 34228 Names in which assessed: DARIN ROW, KATHLEEN LARRISON All of said property being in the County of Manatee, State of Florida, Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com 10/27/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Sept. 26; Oct. 3, 10, 17, 2025

25-01735M