

MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

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-11/06/25 9:30am
Clayton Weems-2 tool boxes boxes
John Schroeder-Tools, household items, furniture, books, electronics.
Marilyn Moore-household goods
Fabian Rodriguez-Furniture clothes and toys
The auction will be listed and advertised on www.storagetreasures.com
October 17, 24, 2025 25-01923M

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 11/06/2025 9:30am
Ernest Hunter - totes, furniture, clothing, electronics
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 17, 24, 2025 25-01924M

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 November 6, 2025 @ 11am
Megan Collins
2 box springs, furniture, stool, kitchen items, misc 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 17, 24, 2025 25-01935M

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 5305 Manatee Ave W Bradenton, Fl 34209
Phone Number 561-288-4405
Time of Sale 11/06/2025 @ 9:30a
Denise Badalamenti-Household Goods/Furniture
Patricia Goen-Beach stuff
Jessica Calderon-Household Goods/Furniture, Tools/Appliances, car parts
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 17, 24, 2025 25-01926M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Auction date and time:
11/06/25 @ 10:00AM
Grant Griffin- Household Furniture
Francis Kearney- Tools, luggage, outdoor equipment
Edward Winship- Furniture and containers
Aaron Henderson- home furnishings, business items, blinds
Oscar Bracho- tools boxes materials
Imani Ofray- Boxes and Furniture
Extra Space Storage
1930 Cortez Rd W,
Bradenton, FL, 34207
941-302-9918
www.StorageTreasures.com
Extra Space Storage will hold a public auction to sell personal property described below at the location indicated.
Purchases must be made with cash only and paid at the above referenced facility in order to complete this transaction. Extra Space Storage may refuse any bid and may rescind any purchase until the winning bidder takes possession of the personal property.
October 17, 24, 2025 25-01925M

FIRST INSERTION

FICTITIOUS NAME NOTICE
Notice is hereby given that BEAM CRAFT HOLDINGS INC, OWNER, desiring to engage in business under the fictitious name of BEAM CRAFTERS located at 14117 NIGHTHAWK TERRACE, LAKEWOOD RANCH, FLORIDA 34202 intends to register the said name in MANATEE county with the Division of Corporations, Florida Department of State, pursuant to section 865.09 of the Florida Statutes.
October 17, 2025 25-01933M

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 LWR Home Improvement located at 14273 Crimson Ave in the City of Lakewood Ranch, Manatee County, FL 34211 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.
Dated this 14th day of October, 2025.
Scott Lindsey
October 17, 2025 25-01953M

FIRST INSERTION

NOTICE OF RULE-MAKING AND NOTICE OF PUBLIC HEARING TO ADOPT REVISED RULES AND FEES OF THE WATERLEFE COMMUNITY DEVELOPMENT DISTRICT GOLF COURSE

A public hearing will be conducted by the Board of Supervisors of the Waterlefe Community Development District ("District") on November 17, 2025, during the meeting of the Board of Supervisors beginning at 2:00 p.m. at the Waterlefe Golf Club, 1022 Fish Hook Cove, Bradenton, Florida 34212.

In accordance with Chapters 120 and 190, Florida Statutes, the hearing will provide an opportunity for the public and the Board of Supervisors to address and consider rule amendments relating to usage and pricing of the Waterlefe Community Development District golf course, including, but not limited to, revisions to the current rates and pricing. The purpose and effect of the proposed revised pricing is to (includes but is not limited to the desire to) increase revenue of the District golf course and assist in operations. The proposed revisions may be adjusted at the public hearing pursuant to discussion by the Board of Supervisors and public comment.

Legal authority for the rule amendments and the provisions of the Florida Statutes being implemented includes Chapter 120 and 190, Florida Statutes, generally, and Sections 190.011 and 190.035, Florida Statutes specifically. Any person who wishes to provide the District with information regarding the statement of estimated regulatory costs or to provide a proposal for a lower cost regulatory alternative as provided by 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice.

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing, without additional public notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the hearing, such person will need a record of the proceedings and should accordingly ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which such appeal is to be based. Any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District at the address and number below. Copies of the currently proposed programs, categories and rates may be obtained by contacting Ruben Durand, District Manager, 2700 S. Falkenburg Drive, Suite 2745, Riverview, FL 33578; (813-533-2950). On the 10th of October 2025, a Notice of Rule Development was published in the Observer.

Matt O'Nolan
District Manager
October 17, 2025 25-01927M

FIRST INSERTION

NOTICE OF PUBLIC MEETING DATES VILLAGES OF GLEN CREEK COMMUNITY DEVELOPMENT DISTRICT

The Board of Supervisors of the Villages of Glen Creek Community Development District will hold its regular meetings for Fiscal 2025/2026 at 6:00 p.m. at the SpringHill Suites by Marriott Bradenton Downtown/Riverfront, located at 102 12th Street West, Bradenton, Florida 34205, on the following dates:

October 14, 2025
November 11, 2025
January 13, 2026
March 10, 2026
May 12, 2026
July 14, 2026
August 11, 2026

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

A copy of the agenda for these meetings and workshops may be obtained by contacting the District Office, Rizzetta & Company, Inc., by mail at 3434 Colwell Avenue, Suite 200, Tampa, Florida 33614, or by phone at (813) 533-2950, or by visiting the District's website: <https://www.villagesofglencreekdcd.org/>

There may be occasions when one or more Supervisors, staff, or members of the Committee will participate by telephone.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at least forty-eight (48) hours before the meeting by contacting the District Manager at (813) 533-2950. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-(800) 955-8770, who can aid you in contacting the District Office.

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

Villages of Glen Creek Community Development District

Matt O'Nolan
District Manager
October 17, 2025 25-01944M

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-12129 US Highway 301 N, Parrish, FL 34219 / Phone Number-941-212-0445 / Time of Sale-11/6/25 9:30am
Lew Junior-Household items and furniture and clothes and shoes
The auction will be listed and advertised on www.storagetreasures.com
October 17, 24, 2025 25-01922M

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 Lakewood Contractor Services, located at 8374 Market Street #496, in the City of Bradenton, County of Manatee, State of FL, 35202, intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.
Dated this 10 October, 2025.
Ruel Alexander Grover
8374 Market Street #496
Bradenton, FL 35202
October 17, 2025 25-01932M

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 ApartClean located at 18124 Fattoria Ter 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 13th day of October, 2025.
Christopher Moss
October 17, 2025 25-01950M

FIRST INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 11/06/2025 at 9:30 AM
Nathalie Memnon Julien
- Bedroom set, Dining room set
Shawn Mietus
- Clothes household items
The auction will be listed and advertised on www.storagetreasures.com.
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 17, 24, 2025 25-01934M

FIRST INSERTION

Notice of Public Meeting for the Copperstone Community Development District

The Copperstone Community Development District will hold a special meeting on Wednesday, November 5, 2025, located at the Copperstone Clubhouse located at 8145 115th Avenue, Parrish FL 34219, at 6:30 p.m.

There may be occasions when one or more Supervisors will participate by telephone. At the above location there will be present a speaker telephone so that any person can attend the meeting at the above location and be fully informed of the discussions taking place either in person or by telephone communication.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the District Office at (813) 533-2950, at least 48 hours before the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service at 7-1-1 or 1(800) 955-8770, who can aid you in contacting the District Office.

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

Stephanie DeLuna
District Manager
October 17, 2025 25-01954M

FIRST INSERTION

PUBLIC NOTICE COPPERSTONE COMMUNITY DEVELOPMENT DISTRICT SPECIAL MEETING ATTORNEY/CLIENT SESSION MEETING TUESDAY, NOVEMBER 4, 2025 AT 6:30 PM HARRISON RANCH CLUBHOUSE, 5755 HARRISON RANCH BOULEVARD, PARRISH, FL 34219

A meeting will be held under the Attorney/Client Session provisions available under Florida's Sunshine Law, Section 286.011(8), Florida Statutes, on Tuesday, November 4, 2025, and beginning at 6:30 p.m. and lasting approximately ninety (90) minutes at the request of the District's Attorney. This meeting shall be held at the Harrison Ranch Clubhouse, 5755 Harrison Ranch Boulevard, Parrish, FL 34219. This meeting shall commence at an open meeting and then will move into an Attorney/Client Session limited in attendance to the District Attorneys, Marisa Powers, and Matthew Liebert and District Manager Stephanie DeLuna who will meet in private with the Board of Supervisors of the Copperstone Community Development District (Adam Bailey, Gerard Litrenta, Tom Fretz, Michael Fondario, Cory Richter), and a court reporter who will transcribe the full proceedings to be made part of the public record for release at the conclusion of the litigation for the purpose of discussing: settlement negotiations or strategy sessions related to litigation expenditures in the following court case: Copperstone Community Development District v. Crosscreek Environmental, Inc., et al, Case No.: 2023-CA-0041075. At the conclusion of the private portion of the meeting, the meeting shall then reopen in public.

PURSUANT TO SECTION 286.0105, FLORIDA STATUTES, IF AN INDIVIDUAL DECIDES TO APPEAL ANY DECISION MADE BY THE BOARD OF SUPERVISORS WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, A RECORD OF THE PROCEEDINGS WILL BE REQUIRED AND THE INDIVIDUAL WILL NEED TO ENSURE THAT A VERBATIM TRANSCRIPT OF THE PROCEEDINGS IS MADE, WHICH RECORDING INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED.

PURSUANT TO SECTION 286.26, FLORIDA STATUTES, IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT AND FLORIDA STATE STATUTES, PERSONS WITH DISABILITIES NEEDING SPECIAL ASSISTANCE TO PARTICIPATE IN THIS PROCEEDING SHOULD CONTACT THE DISTRICT MANAGER AT LEAST THREE BUSINESS DAYS PRIOR TO THE MEETING (813) 933-5571.

October 17, 2025 25-01958M

NEW NEIGHBORS

WE ALL LOVE DOGS, but when there are plans to put a new kennel on the property next to your house...

WOULDN'T YOU WANT TO KNOW?



BE INFORMED

Read public notices to find out what's going on in your community.

FIND PUBLIC NOTICES IN THIS NEWSPAPER OR ONLINE



FloridaPublicNotices.com

ESTATE

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP002216AX IN RE: ESTATE OF MARY ANN WITTY a/k/a MARY WITTY, Deceased. The administration of the Estate of Mary Ann Witty a/k/a Mary Witty, deceased, whose date of death was July 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's Attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this Court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no duty to discover whether any property		
held at the time of the Decedent's death by the Decedent or the Decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: Nancy McCord 2043 Pine Knot Drive Heartland, Texas 75126 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: ashley.cribbis@atcauslaw.com October 17, 24, 2025 25-01952M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA File No. 2025-CP-002310 AX Probate Division IN RE: ESTATE OF Frederic Henry Lazarus, Deceased. The administration of the estate of Frederic Henry Lazarus, deceased, whose date of death was September 8, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Courthouse, Probate Division, P.O. Box 25400, Bradenton, FL 34206-5400. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The Personal Representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: David A. Lazarus 366 Luzerne Road Queensbury, NY 12804 Attorney for Personal Representative: Michael M. Hamrick Email Address: mhamrick@manateelegal.com Email Address: cgodfrey@manateelegal.com Florida Bar No. 0290556 Greene Hamrick Schermer & Johnson, P.A. 410 43rd Street West, Suite N Bradenton, FL 34209 Telephone: 941-747-1871 October 17, 24, 2025 25-01955M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025CP0022443AX Division Probate IN RE: ESTATE OF SANDRA L. KILLEN A/K/A SANDRA BERRY KILLEN Deceased. The administration of the estate of Sandra L. Killen a/k/a Sandra Berry Killen, deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no		
duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: Terence J. Killen 625 30th Avenue West, Apt. G-412 Bradenton, Florida 34205-8946 Attorney for Personal Representative: Bonnie A. Brown, Esq. Florida Bar Number: 0011097 Law Offices of Bonnie A. Brown 400 Whitehead Street, Unit 4635 Key West, Florida 33040 Telephone: (772) 266-0411 Fax: (772) 266-0299 E-Mail: bonnie@bonniebrownpa.com Secondary E-Mail: cynthia@flestateparalegal.com October 17, 24, 2025 25-01956M		

FIRST INSERTION

NOTICE TO CREDITORS
(Summary Administration)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025 CP 2131
Division Probate
IN RE: ESTATE OF
Warren P. Welsh
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 Warren P. Welsh, deceased, File Number 2025 CP 2131; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, P. O. Box 25400, Bradenton Florida; that the decedent's date of death was August 9, 2025; that the total value of the estate is \$0.00 and that the names and addresses of those to whom it has been assigned by such order are:

NAME	ADDRESS
Kristen Welsh	759 N. Citrus Ave Los Angeles, CA 90038
Catherine Welsh-Smith	675 Hampshire Road Apt 29 Westlake Village, CA 91361

ALL INTERESTED PERSONS ARE

NOTIFIED THAT:

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

The date of first publication of this Notice is October 17, 2025.

Person Giving Notice:
Kristen Welsh
759 N. Citrus Ave
Los Angeles, CA 90038
Attorney for Person Giving Notice:
Rodney D. Gerling, Esq.
Florida Bar No. 0554340
Affordable Attorney
Gerling Law Group Chartered
6148 State Road 70 East
Bradenton, Florida 34203
Telephone: (941) 756-6600
Email: rgerling@gerlinglawgroup.com
October 17, 24, 2025 25-01951M

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-002157-AX IN RE: ESTATE OF RICHARD A. DESIRO, Deceased. The administration of the Estate of RICHARD A. DESIRO, Deceased, whose date of death was July 2, 2024 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below. All creditors of the Decedent and other persons having claims or demands against Decedent's Estate, on whom a copy of this notice is required to be served, must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the Decedent and other persons having claims or demands against Decedent's Estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH		
IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The 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 270 Community Property Rights at Death Act as described in ss. 732.216-732.228, applies, or may apply, unless a written demand 272 is made by a creditor as specified under s. 732.2211. Section 13. The date of first publication of this notice is: October 17, 2025. BONNIE L. DESIRO Personal Representative 6320 Venture Drive, Ste. 104 Lakewood Ranch, Florida 34202 Michael A. Varone, Esq. Attorney for Personal Representative Florida Bar No. 1054398 Najmy Thompson P.L. 6320 Venture Drive, Suite 104 Lakewood Ranch, FL 34202 Telephone: 941-907-3999 Email: mvarone@najmythompson.com Secondary Email: mscott@najmythompson.com October 17, 24, 2025 25-01931M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025-CP-2273 IN RE: ESTATE OF COREY MICHAEL BOSTON, Deceased. The administration of the estate of COREY MICHAEL BOSTON, deceased, whose date of death was August 18, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.		
The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 17, 2025. Rhonda Renette Seaver Personal Representative 14480 Waterline Road Bradenton, FL 34212-9126 Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: amonroe@barneswalker.com October 17, 24, 2025 25-01945M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 001266 IN RE: ESTATE OF JOSEPH RANDALL VENABLE Deceased. The administration of the estate of Joseph Randall Venable, deceased, whose date of death was January 29, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITH-		
IN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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: October 17, 2025. Signed on this 10 day of October, 2025. William A. "Bill" Venable, II Personal Representative 16922 Herridge Road Pearland, TX 77584 James H. Burgess, Jr., Esq. Attorney for Personal Representative Email: jburgess@burgessharrell.com Secondary Email: kmolinaro@burgessharrell.com Florida Bar No. 280763 Burgess, Harrell, Colton & La Porta, P.A. 1776 Ringling Boulevard Sarasota, FL 34236 Telephone: 941-366-3700 October 17, 24, 2025 25-01946M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 25CP2345 IN RE: ESTATE OF MARK A. VRANCKEN Deceased. The administration of the estate of MARK A. VRANCKEN, deceased, whose date of death was September 6, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE. The personal representative has no duty to discover whether any property held at the time of the decedent's death		
by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIODS SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is October 17, 2025. Personal Representative: PAIGE E. DEAN 10310 Eastwood Drive Bradenton, Florida 34211 Attorney for Personal Representative: JOHN FERRARI, JR. Attorney Florida Bar Number: 111132 Ferrari, Butler & Moneymaker, PLLC 2520 Tamiami Trail North, Suite 11 Nokomis, Florida 34275 Telephone: (941) 960-1676 Fax: (941) 296-8656 E-Mail: johnf@elderlegalfll.com Secondary E-Mail: pollyb@elderlegalfll.com October 17, 24, 2025 25-01947M		

FIRST INSERTION		
NOTICE TO CREDITORS IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION File No. 2025 CP 2225 IN RE: ESTATE OF JUDITH A. DOBBINS, also known as JUDITH ANN DOBBINS, Deceased. The administration of the estate of JUDITH A. DOBBINS, also known as JUDITH ANN DOBBINS. deceased, whose date of death was August 3, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below. All creditors of the decedent and other persons having claims or demands against decedent's estate on whom a copy of this notice is required to be served must file their claims with this court ON OR BEFORE THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM. All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS		
NOTICE. The personal representative or curator has no duty to discover whether any property held at the time of the decedent's death by the decedent or the decedent's surviving spouse is property to which the Florida Uniform Disposition of Community Property Rights at Death Act as described in ss. 732.216-732.228, Florida Statutes, applies, or may apply, unless a written demand is made by a creditor or a beneficiary as specified under s. 732.2211, Florida Statutes. The written demand must be filed with the clerk. ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME PERIOD SET FORTH ABOVE, ANY CLAIM FILED TWO (2) YEARS OR MORE AFTER THE DECEDENT'S DATE OF DEATH IS BARRED. The date of first publication of this notice is: October 17, 2025. Sheryl Lynn Rhodes Personal Representative 2930 Alster New Braunfels, TX 78130-0365 Jeffrey S. Goethe Attorney for Personal Representative Florida Bar No. 0861420 BARNES WALKER, GOETHE, PERRON, SHEA & JOHNSON, PLLC 3119 Manatee Avenue West Bradenton, FL 34205 Telephone: (941) 741-8224 Email: jgoethe@barneswalker.com Secondary Email: amonroe@barneswalker.com October 17, 24, 2025 25-01930M		

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Business Observer

104769

--- ESTATE / ACTION ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
CASE NO: 2025 CP 1935
IN RE: THE ESTATE OF:
DAVID W. ROBERTSON a/k/a DAVID WILLIAM ROBERTSON, Deceased.

The administration of the estate of DAVID W. ROBERTSON a/k/a DAVID WILLIAM ROBERTSON, deceased, whose date of death was June 20, 2025, and whose Social Security Number is xxx-xx-2817, is pending in the Circuit Court in and for Manatee County, Florida, Probate Division, the address of which is Post Office Box 25400, Bradenton, Florida 34206. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR Manatee COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP002340
IN RE: ESTATE OF Celia Stickler Deceased.

The administration of the estate of Celia Stickler, deceased, whose date of death was May 28th, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1501 Manatee Avenue W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

The personal representative has no

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY
GENERAL JURISDICTION DIVISION
CASE NO. 412025CA000983CAAXMA
PLANET HOME LENDING, LLC, Plaintiff, vs. JORDAN ASHLEY GREGORY, et al., Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST KIMBERLY K BATTICE, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS ADDRESS: UNKNOWN JORDAN ASHLEY GREGORY 2778 PATRICK HENRY STREET, APT. 817, AUBURN HILLS, MI 48326 UNKNOWN SPOUSE OF JORDAN ASHLEY GREGORY 2778 PATRICK HENRY STREET, APT. 817, AUBURN HILLS, MI 48326 LAST KNOWN ADDRESS STATED, CURRENT RESIDENCE UNKNOWN

YOU ARE HEREBY NOTIFIED that an action to foreclose Mortgage covering the following real and personal property described as follows, to-wit: UNIT 33, BLOCK "H", OF IMPERIAL LAKES ESTATES (UNIT II), A LAND CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1163, PAGE(S) 1307, AND ALL AMENDMENTS THERETO, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 20, PAGES 111 THROUGH 122, AND ALL SUBSEQUENT AMENDMENTS THERETO, TOGETHER WITH ITS UNDIVIDED SHARE IN THE COMMON ELEMENTS, IN THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA; TOGETHER WITH THAT CERTAIN DOUBLEWIDE MOBILE HOME DESCRIBED

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025CP001512AX
IN RE: ESTATE OF PHYLLIS JEAN BREWER Deceased.

The administration of the estate of PHYLLIS JEAN BREWER, Deceased, whose date of death was May 18, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is HENDRIX LEE BREWER'S 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 WITHIN THE LATER OF 3 MONTHS AFTER THE TIME OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
File No.: 2025-CP-2356
IN RE: SAMUEL JOHN MCCUTCHEON, Deceased.

The administration of the estate of SAMUEL JOHN MCCUTCHEON, deceased, File Number 2025-CP-2356, is pending in the Clerk of Court, Manatee



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.

The West Orange Times carries public notices in Orange County, Florida.



Are internet-only legal notices sufficient?

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

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

Newspaper legal notices fulfills all of those standards.



Who benefits from legal notices?

You do. Legal notices are required because a government body or corporation wants to take action that can affect individuals and the public at large.

When the government is about to change your life, or your property or assets are about to be taken, public notices in newspapers serve to alert those affected.

VIEW NOTICES ONLINE AT [Legals.BusinessObserverFL.com](https://legals.businessobserverfl.com)

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

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 25-CP-002262
IN RE: THE ESTATE OF HAROLD WAYNE RANSELL Deceased.

The administration of the estate of Harold Wayne Ransdell, deceased, whose date of death was September 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

FIRST INSERTION

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

FIRST INSERTION

NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

The date of first publication of this Notice is October 17, 2025.

Signed on Oct. 8, 2025.

Elizabeth Streb
Petitioner

Damian M. Ozark, Esquire
The Ozark Law Firm, P.A.
Florida Bar No. 0582387
1904 Manatee Avenue West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
dmozark@ozarklawfirm.com
October 17, 24, 2025 25-01928M

11/18/2025_V32

--- ACTIONS / SALES ---

FIRST INSERTION	
NOTICE OF ACTION AGAINST DEFENDANT JEFFREY B. SPEAR AND UNKNOWN TRUSTEE(S) AND BENEFICIARIES, OF THE HENRY K. STAFFORD REVOCABLE LIVING TRUST, DATED OCTOBER 20, 1998 IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA Case No.: 2025CA001554CAAXMA Division: Civil Judge Edward Nicholas Fifth Third Bank, National Association Plaintiff, vs. Kurt Anthony Cioffi, et al. Defendants. To: JEFFREY B. SPEAR 3807 CHINABERRY ROAD BRADENTON, FL 34208 UNITED STATES OF AMERICA UNKNOWN TRUSTEE(S) AND BENEFICIARIES, OF THE HENRY K. STAFFORD REVOCABLE LIVING TRUST, DATED OCTOBER 20, 1998 3807 CHINABERRY ROAD BRADENTON, FL 34208 UNITED STATES OF AMERICA and all parties claiming interest by,	through, under or against Defendant(s) JEFFREY B. SPEAR AND UNKNOWN TRUSTEE(S) AND BENEFICIARIES, OF THE HENRY K. STAFFORD REVOCABLE LIVING TRUST, DATED OCTOBER 20, 1998, and all parties having or claiming to have any right, title or interest in the property herein described; YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida: Lot 18, River Isles, Unit 1, as per plat thereof recorded in Plat Book 16, Page 22, of the Public Records of Manatee County, Florida. has been filed against you; and you are required to serve a copy of your written defenses, if any, to it on CRAIG P. ROGERS, Plaintiff's attorney, P. O. Box 165028, Columbus, OH 43216-5028, within thirty (30) days after the first publication of this Notice and file the original with the Clerk of this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-

FIRST INSERTION	
NOTICE OF ACTION IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NO.: 2025CC003355 TARA MASTER ASSOCIATION, INC., a Florida not-for-profit corporation Plaintiff, vs. DEBRA ANN BEATON, if living, and if deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST IN THE ESTATE OF DEBRA ANN BEATON; et al., Defendants. TO: DEBRA ANN BEATON, if living, and if deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, TRUSTEES, AND ALL OTHERS CLAIMING AN INTEREST IN THE ESTATE OF DEBRA ANN BEATON Last Known Address: 5523 Fair Oaks St., Bradenton, FL 34203 YOU ARE NOTIFIED that an action has been filed against you in the County Court of the Twelfth Judicial Circuit, in	and for Manatee County, Florida, for foreclosure of a claim of lien and for damages, regarding the following real property in Manatee County, Florida, UNIT NO. 2-C, TARA PLANTATION GARDENS, A CONDOMINIUM ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 1432, PAGE 3375 THROUGH 3467, INCLUSIVE, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Commonly identified as: 5523 Fair Oaks St., Bradenton, Florida 34203 and you are required to serve a copy of your written defenses, if any, within 30 days after the first publication of this notice on Plaintiff's attorney, Karl L. Martin, whose address is 1401 8th Avenue West, Bradenton, Florida 34205, and to file the original with the Clerk of this Court, at the Manatee County Judicial Center, 1115 Manatee Avenue W., Bradenton, Florida 34205, either before service of your defenses on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint of petition. In and for Manatee County: If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidthofmanasota.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 on 10/10, 2025. ANGELINA "ANGEL" COLONNESO CLERK OF COURT By: As Deputy Clerk October 17, 24, 2025 25-01939M

FIRST INSERTION	
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2021CA002246AX DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3, Plaintiff, vs. THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORRAINE BARBER, DECEASED, et al. Defendant(s). NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 3, 2025, and entered in 2021CA002246AX of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein DEUTSCHE BANK TRUST COMPANY AMERICAS AS INDENTURE TRUSTEE FOR THE	REGISTERED HOLDERS OF SAXON ASSET SECURITIES TRUST 2005-3 MORTGAGE LOAN ASSET BACKED NOTES, SERIES 2005-3 is the Plaintiff and THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF LORRAINE BARBER, DECEASED; H. STEPHEN HILLEBRAND, ESQ; TESORO HOME FUNDING, LLC; JANET FISCHBACH; JEFF BARBER 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 November 04, 2025, the following described property as set forth in said Final Judgment, to wit: LOTS 21 AND 22, BLOCK A, HIGHLAND PARK, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 75, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA, LYING AND BEING IN SECTION 27, TOWNSHIP 34 SOUTH, RANGE 17 EAST. Property Address: 617 32ND ST W, BRADENTON, FL 34205 Any person claiming an interest in the surplus from the sale, if any, other

FIRST INSERTION	
NOTICE OF ACTION - CONSTRUCTIVE SERVICE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA GENERAL JURISDICTION DIVISION CASE NO. 2025CA002250AX Navy Federal Credit Union Plaintiff, vs. The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Aaron T. Sexton a/k/a Aaron Todd Sexton, Deceased; Tarren Scott Sexton; Samuel Thomas Sexton; Sabal Bay Association, Inc. Defendants. TO: The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Aaron T. Sexton a/k/a Aaron Todd Sexton, Deceased Last Known Address: Unknown YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida:	UNIT NO. 3-3 OF PHASE 4, SABAL BAY, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN O.R. BOOK 2011, PAGE 7150, AMENDED BY FIRST AMENDMENT TO DECLARATION RECORDED IN O.R. BOOK 2033, PAGE 1795, AS AMENDED BY AMENDMENT TO DECLARATION RECORDED IN OR. BOOK 2043, PAGE 1710, AND AMENDMENTS THERETO, RECORDED IN PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Julie York, Esquire, Brock & Scott, PLLC., the Plaintiff's attorney, whose address is 4919 Memorial Hwy, Suite 135, Tampa, FL 33634, within thirty (30) days of the first date of publication on or before, and file the original with the Clerk of this Court either before service on the Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition. In and for Manatee County:

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

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

WITNESS my hand and seal of this Court on the 10TH day of Oct., 2025.
ANGELINA "ANGEL" COLONNESO
CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
(SEAL) By: Kris Gaffney
Deputy Clerk

25-014479_SCM
October 17, 24, 2025 25-01940M

SUBSEQUENT INSERTIONS

--- TAX DEEDS / PUBLIC SALES / ACTION ---

SECOND INSERTION	
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4441 Tax Deed #:2025TD000169	NOTICE IS HEREBY GIVEN that JPL INVESTMENTS CORP. the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4441 Year of Issuance 2023 Description of Property UNIT 3-A SUMMER PLACE CONDO PI#57403.0050/3 Parcel ID Number 5740300503 Property Address: 5423 13TH CT E BRADENTON, FL 34203 Names in which assessed: SUMMER PLACE DEVELOPMENT CORPORATION 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts. Oct. 10, 17, 24, 31, 2025

25-01869M

SECOND INSERTION	SECOND INSERTION	SECOND INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4689 Tax Deed #:2025TD000171	NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1984 Mobile Home, VIN 2465029AT/2465029BT and the contents therein, if any, abandoned by former tenant, Cynthia Amy Ward On October 23, 2025 at 9:30am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 104, Bradenton, Florida 34210. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Royal Garden Estates By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com October 10, 17, 2025 25-01899M	NOTICE OF PUBLIC SALE Pursuant to Section 715.109, notice is hereby given that the following property will be offered for public sale and will sell at public outcry to the highest and best bidder for cash: A 1958 Mobile Home, VIN 20913 (Title No. 8674656) and the contents therein, if any, abandoned by former tenant, John Kenneth Murphy On October 23, 2025 at 9:15am at Royal Garden Estates Mobile Home Park, 6904 Cortez Road W. Lot 94, Bradenton, Florida 34210. THE EDWARDS LAW FIRM, PL 500 S. Washington Boulevard, Suite 400 Sarasota, Florida 34236 Telephone: (941) 363-0110 Facsimile: (941) 952-9111 Attorney for Royal Garden Estates By: /s/ Sheryl A. Edwards SHERYL A. EDWARDS Florida Bar No. 0057495 sedwards@edwards-lawfirm.com October 10, 17, 2025 25-01894M

FOURTH INSERTION	
NOTICE OF ACTION TERMINATION OF PARENTAL RIGHTS IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY CASE NO. 2023-DP-306 DIV. J IN THE INTEREST OF: R.R.H. DOB: 9/29/2017, MINOR CHILD TO: Russell Hill, address unknown YOU ARE HEREBY NOTIFIED that the State of Florida, Department of Children and Families, has filed a Petition to terminate your parental rights and permanently commit the following child for adoption: R.R.H. born on 9/29/2017. You are hereby commanded to appear on December 1, 2025, at 10:30 AM before the Honorable Gilbert A. Smith, Jr. at the Manatee County Judicial Center Courtroom 3A 1051 Manatee Ave. W Bradenton, Florida 34206, for an ADVISORY HEARING. FAILURE TO PERSONALLY APPEAR AT THIS ADVISORY HEARING CONSTITUTES CONSENT TO THE TERMINATION OF PARENTAL RIGHTS OF THIS CHILD (OR CHILDREN). IF YOU FAIL TO APPEAR	ON THE DATE AND TIME SPECIFIED, YOU MAY LOSE ALL LEGAL RIGHTS AS A PARENT TO THE CHILD OR CHILDREN NAMED IN THIS NOTICE. If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711. WITNESS, my hand as Clerk of said Court and the Seal thereof, this 24 day of September, 2025. Angelina 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	
TRUSTEE'S NOTICE OF SALE. Date of Sale: 11/06/2025 at 1:00 PM. Place of Sale: 1301 Barcarrota Boulevard West, Bradenton, FL 34205-7522; In the parking area outside the main entrance. This Notice is regarding that certain timeshare interest owned by Obligor in VIA ROMA BEACH RESORT, a Condominium, located in Manatee County, Florida, as more specifically described in the Lien(s) referred to on Schedule "I". The Obligor has failed to pay when due the Assessments, Fees, and Taxes as assessed or advanced and is thereby in default of the obligation to pay such amounts as and when due Pursuant to that certain Declaration for VIA ROMA BEACH RESORT, a Condominium. Accordingly, the Via Roma Beach Resort Owner's Association, Inc., a Florida not-for-profit corporation (Association) did cause a Claim of Lien ("Lien") to be recorded in the Public Records of Manatee, Florida, as described on Schedule "I", thereby perfecting the lien of Assessments, Fees, and Taxes pursuant to the Declaration and sections 721.16 and 192.037 Florida Statutes. The Obligor and any junior lienholders have the right to cure the default and to redeem its respective interest, up to the date the trustee issues the certificate of sale, by paying in full the amounts owed as set forth on Schedule "I" attached hereto, which include the amount secured by each lien, per diem up to and including the day of sale, plus the estimated foreclosure costs in the amount of \$650.00, by delivering cash or certified funds to the Trustee. See Schedule "I" attached hereto for (1) the name and address of each Obligor, (2) the lien(s) reflecting the legal description of the timeshare interest, (3) the recording information for each Lien, (4) the amount secured by each Lien, and (5) the per diem amount to account for the further accrual of the amounts secured by each Lien. See Exhibit "A" attached hereto for the name and address of each Junior Interest holder, if applicable. The Association has appointed the following Trustee to conduct the trustee's sale: 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. Foreclosure HOA 154986-VR2-HOA. Schedule "I": Lien Recording Reference: 202541099255; Per Diem: \$0.00; Obligors, Notice Address, Default Amount; Richard A. Brubaker And Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States, \$2,621.52; Richard A. Brubaker And Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States, \$2,621.52; Current Trustee, Successor Trustee Of The U/A/D 12-4-96, A Revocable Living Trust And Vacation Trust, Inc. A Florida Corporation, 10092 Panama Ct Seminole, FL 33776 United States, \$2,958.17; Marion Hudson Stucker, 57 Lone Oak Dr Eminence, Ky 40019 United States, \$2,953.17; Annie Lou Ard, 13238 Orca Sound Dr Riverview, FL 33579 United States, \$3,805.60; Richard A. Brubaker And Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States, \$2,621.52; Richard A. Brubaker And Karen A. Brubaker, 25633 Lilac Ct Bonita Springs, FL 34135 United States, \$1,997.02. Exhibit "A": Junior Interest Holder Name, Junior Interest Holder Address; None, N/A. October 10, 17, 2025 25-01902M	

ESTATE

SECOND INSERTION

NOTICE TO CREDITORS (summary administration)
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-0981
IN RE: ESTATE OF FRANK HUGO GIUDICI, 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 FRANK H. GIUDICI, deceased, File Number 2025-CP-0981; by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was August 26, 2024; that the total value of the estate is \$3,616.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
Janice Bouchard Giudici, individually and as Trustee of the Frank and Janice Giudici Joint Living Trust, dated January 5, 20222
4706 Pinnacle Drive, Bradenton, Florida 34208
ALL INTERESTED PERSONS ARE

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 412025CP002089CPAXMA
IN RE: ESTATE OF GENEVA M. MALONEY, Deceased.

The administration of the estate of GENEVA M. MALONEY, Deceased, whose date of death was June 22, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Ave. W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25-CP-002235
IN RE: ESTATE OF JERRY E. TAYLOR Deceased.

The administration of the estate of Jerry E. Taylor, 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 P.O. Box 25400, Bradenton, FL 34206. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002253-AX
IN RE: ESTATE OF PAULINE CHRISTINE NADEAU, Deceased.

The administration of the estate of PAULINE CHRISTINE NADEAU, deceased, whose date of death was April 27, 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

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-2121
IN RE: ESTATE OF PEGGY O. VAN GEMERT, Deceased.

The administration of the estate of PEGGY O. VAN GEMERT, deceased, whose date of death was June 12, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP002004AX
IN RE: ESTATE OF IVAN L. MCMILLEN, SR. A/K/A IVAN LEE MCMILLEN, SR. Deceased.

The administration of the estate of Ivan L. McMillen, Sr. a/k/a Ivan Lee McMillen, Sr., deceased, whose date of death was May 6, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 115 Manatee Ave W, Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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,

SECOND INSERTION

NOTICE TO CREDITORS (Summary Administration)
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
Case No. 2025 CP 2274
Judge Diana Moreland
IN RE: ESTATE OF AUBREY JOSEPH BLEVINS 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 Aubrey Joseph Blevins, deceased, Case No. 2025 CP 2274 by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205; that the decedent's date of death was June 15, 2025; that the total value of the estate is approximately \$57,500.00, including exempt homestead property, if any, and that the name of those to whom it has been assigned by such order is:

Melissa Mari
Joseph Blevins
ALL INTERESTED PERSONS ARE

SECOND 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 001649 AX
Division PROBATE
IN RE: ESTATE OF DIANNE RAE RULE, ALSO KNOWN AS DIANNE LINDER Deceased.

The administration of the estate of Dianne Rae Rule, also known as Dianne Linder, deceased, whose date of death was June 25, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is Manatee County Judicial Center, 1051 Manatee Avenue West, Bradenton, Florida, 34205. The names and addresses of the personal representatives and the personal representatives' attorney are set forth below.

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

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

The personal representative has no

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-2052
IN RE: ESTATE OF DUANE E. VOLIVA, also known as DUANE EDWARD VOLIVA, Deceased.

The administration of the estate of DUANE E. VOLIVA, also known as DUANE EDWARD VOLIVA, deceased, whose date of death was February 25, 2024, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Avenue West, Probate Division, Bradenton, Florida 34205 and the mailing address of which is P.O. Box 25400, Probate Division, Bradenton, FL 34206.

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

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

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

PUBLISH YOUR LEGAL NOTICE

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

or email legal@businessobserverfl.com

FLORIDA'S NEWSPAPER FOR THE C-SUITE

Business Observer

LV20878_V28

ACTIONS / SALES

SECOND INSERTION
NOTICE OF FORECLOSURE SALE IN THE CIRCUIT COURT FOR THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIRCUIT CIVIL DIVISION CASE NO.: 412024CA001878CAAXMA WILMINGTON SAVINGS FUND SOCIETY, FSB, NOT IN ITS INDIVIDUAL CAPACITY BUT SOLELY AS TRUSTEE FOR IBIS HOLDINGS A TRUST Plaintiff(s), vs. RAD DIVERSIFIED REIT INC Defendant(s). NOTICE IS HEREBY GIVEN THAT, pursuant to Plaintiff's Final Judgment of Foreclosure entered on September 9, 2025 in the above-captioned action, the Clerk of Court, Angelina "Angel" Colonnese, will sell to the highest and best bidder for cash at www.manatee.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 4th day of November, 2025 at 11:00 AM on the following described property as set forth in said Final Judgment of Foreclosure or order, to wit: NORTH 15 FEET OF LOT 14 AND ALL OF LOT 15, BAYOU VISTA, ACCORDING TO THE MAP OR PLAT THEREOF AS RECORDED IN PLAT BOOK 4, PAGE 67, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property address: 1116 65th Street Northwest, Bradenton, FL 34209

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 CA 001993 CARRINGTON MORTGAGE SERVICES, LLC, Plaintiff, vs. UNKNOWN HEIRS BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY, THROUGH, UNDER, OR AGAINST THE ESTATE OF JOYCE WATSON ROBERSON, DECEASED; et al., Defendant(s). TO: Unknown Heirs Beneficiaries, Devisees, Surviving Spouse, Grantees, Assignee, Lienors, Creditors, Trustees, and all other parties claiming an interest by, through, under, or against the estate of Joyce Watson Roberson, deceased Last Known Residence: Unknown YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in Manatee County, Florida: LOT 28, ONECO TERRACE, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 89, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray

SECOND INSERTION
NOTICE OF SALE IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO. 2024CC000447AX BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC., a Florida not for profit corporation, Plaintiff, vs. TERRY BROSTOWIN, UNKNOWN SPOUSE OF TERRY BROSTOWIN, UNKNOWN TENANT(S), Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated October 2, 2025 entered in the above styled case, Case No. 2024CC000447AX of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, wherein BAYSHORE ON THE LAKE CONDOMINIUM APARTMENT OWNERS, INC. is the Plaintiff and TERRY BROSTOWIN is the Defendant, that Angelina "Angel" Colonnese, the Clerk of the Circuit Court and Comptroller, will sell the following property, in MANATEE County, Florida, described as: UNIT 111-B, BUILDING E, BAYSHORE ON THE LAKE CONDOMINIUM APARTMENTS, SECTION 4, ACCORDING TO THE DECLARATION OF CONDOMINIUM THEREOF RECORDED IN OFFICIAL RECORD BOOK 954, PAGE 995-1015, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 9, PAGE 142, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

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

Pursuant to the Fla. R. Jud. Admin. 2.516, the above signed counsel for Plaintiff designates attorney@padgettlawgroup.com as its primary e-mail address for service, in the above styled matter, of all pleadings and documents required to be served on the parties.

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.

Respectfully submitted,
PADGETT LAW GROUP
BETZY FALGAS, ESQ.
Florida Bar # 76882
6267 Old Water Oak Road, Suite 203
Tallahassee, FL 32312
(850) 422-2520 (telephone)
(850) 422-2567 (facsimile)
attorney@padgettlawgroup.com
Attorney for Plaintiff
TDP File No. 24-006764-2
October 10, 17, 2025 25-01904M

Beach, FL 33444, on or before 30 days from first 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 complaint or petition.

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

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

Dated on 10/1, 2025.
ANGELINA COLONNESO
As Clerk of the Court
By: /s/ Kris Gaffney
As Deputy Clerk

1133-3902B
Ref# 12727
October 10, 17, 2025 25-01893M

SECOND INSERTION
NOTICE OF SALE IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CIVIL DIVISION CASE NUMBER: 2025 CA 001678 C. LAWTON SMITH, Trustee of the C. LAWTON SMITH REVOCABLE LIVING TRUST u/a/d August 4, 2022, Plaintiff, vs. 530 12 ST, LLC, a Florida limited liability company, and SHAWN T. KALETA, an individual, Defendants. NOTICE is hereby given pursuant to the Final Judgment entered in the above noted case that Angelina Colonnese, Clerk of the Circuit Court in and for Manatee County, Florida, will sell the following property in Manatee County, Florida, described as: LOT 12, BLOCK 5 OF PELOT'S ADDITION TO BRADENTON, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 80, AS AMENDED BY REVISED PLAT OF THE EAST 1/2 OF BLOCK 5 OF PELOT'S ADDITION TO BRADENTON, ACCORDING TO PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 65, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. Property Address: 530 12th Street West, Bradenton, FL 34205 ("Property" or "Real Property") Parcel ID No. 330160000/7 At public sale, to the highest and best bidder for cash, via the internet: www.manatee.realforeclose.com at 11:00

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. 2025CA000806AX Freedom Mortgage Corporation, Plaintiff, vs. Bryce Larkin, et al., Defendants. NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 2025CA000806AX of the Circuit Court of the TWELFTH Judicial Circuit, in and for Manatee County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Bryce Larkin; Summerwoods Homeowners Association, Inc.; Kalaina Larkin are the Defendants, that Angelina Colonnese, Manatee County Clerk of Court will sell to the highest and best bidder for cash at, www.manatee.realforeclose.com, beginning at 11:00 AM on the 3rd day of December, 2025, the following described property as set forth in said Final Judgment, to wit: LOT 551, SUMMERWOODS - PHASES IC & ID, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 67, PAGE(S) 160 THROUGH

a.m. on the 18th day of November 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. of the date of sale by cash or cashier's check.

IF YOU ARE A PERSON CLAIMING A RIGHT TO FUNDS REMAINING AFTER THE SALE, YOU MUST FILE A CLAIM WITH THE CLERK NO LATER THAN 60 DAYS AFTER THE SALE. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER 60 DAYS, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

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.

Andrew W. Rosin, Esq.
Fla. Bar No. 0589305
Law Office of Andrew W. Rosin, P.A.
1966 Hillview Street
Sarasota, FL 34239
(941) 359-2604 (Telephone)
arosin@rosinlawfirm.com
Attorney for Plaintiff
October 10, 17, 2025 25-01916M

THIRD 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 DIMAISTRANTONIO, Respondent. TO: LINDSAY SANTAMORE A/K/A LINDSAY DIMAISTRANTONIO 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 CASANDREA 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 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 notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: 9/12/2025

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

FOURTH INSERTION
NOTICE OF ACTION FOR PUBLICATION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2025 DR 2104 Division: 4 IN RE: TERMINATION OF PARENTAL RIGHTS FOR PROPOSED ADOPTION OF DALLAS RAY FOLLETT Minor Child. TO: Kylee Lauren Follett DOB: 09/09/1999 Age: 26 Race: White Hair Color: Brown Eye Color: Brown Height: 5'7 Weight: 180 lbs Date of Birth of minor children: 12/29/2021 Place of Birth of minor child: Sarasota County, Florida YOU ARE NOTIFIED that an action for JOINT PETITION GRANDPARENT'S ADOPTION AND TERMINATION OF PARENTAL RIGHTS has been filed against you. You are required to serve a copy of your written defenses, if any, to this action on Tinley M. Rudd, Esq., Petitioner's attorney, whose address is 2127 Ringling Blvd, Suite 103, Sarasota, Florida 34237, on or before 10/29/2025, and file the original with

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

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

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

DATED this 17TH day of September, 2025.

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

SECOND INSERTION
NOTICE OF ACTION IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA CASE NO.: 2023CA0006592 LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs. UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, SURVIVING SPOUSE, GRANTEES, ASSIGNEE, LIENORS, CREDITORS, TRUSTEES, AND ALL OTHER PARTIES CLAIMING AN INTEREST BY THROUGH UNDER OR AGAINST THE ESTATE OF DANIELLE SHARRE MCKNIGHT A/KIA DANIELLE MCKNIGHT, DECEASED; et al., Defendant(s). TO: DeZuan Barnes Last Known Residence: 714 Magellan Dr Sarasota, FL 34243 TO: Djauija Black Last Known Residence: 714 Magellan Dr Sarasota, FL 34243 TO: Danyel Black, Jr. Last Known Residence: 714 Magellan Dr Sarasota, FL 34243 YOU ARE NOTIFIED that an action to foreclose a mortgage on the following property in MANATEE County, Florida: LOT 33, BLOCK 75, OF COUNTRY CLUB ADDITION TO WHITFIELD ESTATES, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 7, PAGES 82, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA. has been filed against you and you are required to serve a copy of your written

defenses, if any, to it on ALDRIDGE PITE, LLP, Plaintiff's attorney, at 401 W. Linton Blvd. Suite 202-B Delray Beach, FL 33444, on or before 30 DAYS FROM FIRST PUB, and file the original with the clerk of this court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the complaint or petition.

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

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

Dated on 10/3, 2025.
ANGELINA COLONNESO
As Clerk of the Court
By: As Deputy Clerk

1091-2661B
Ref# 12733
October 10, 17, 2025 25-01905M

THIRD INSERTION
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, AND LINDSAY SANTAMORE AKA LINDSAY DIMAISTRANTONIO, Respondent. TO: LINDSAY SANTAMORE A/K/A LINDSAY DIMAISTRANTONIO 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 CASANDREA 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 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 notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.

Dated: 9/12/2025

CLERK OF THE CIRCUIT COURT (SEAL) By: {Deputy Clerk}
Oct. 3, 10, 17, 24, 2025 25-01815M

--- TAX DEEDS ---

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

FOURTH 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 on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01742M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1622 Tax Deed #:2025TD000131 NOTICE IS HEREBY GIVEN that KEYS FUNDING LLC - 2023 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1622 Year of Issuance 2023 Description of Property BEG FROM NW COR OF LOT Z, ELWOOD PARK TOWNSITE, RUN 50 FT SE ALG RD BET LOTS Z & A, TH 150 FT SW, 50 FT NW, 150 FT NE TO POB. ALSO DESC AS PER BDRY AGREEMENT AND RECIPROCAL CONVEYANCE SET OUT IN BOOK 472 P 322 AS: BEG AT THE NORTHERNMOST COR OF LOT Z OF ELWOOD PARK; RUN TH SELY ALG THE NLY BORDER OF SD LOT, A DIST OF 50 FT; RUN TH SWLY PARALLEL WITH NWLY BDRY OF SD LOT A DIST OF 150 FT, M/L TO THE SWLY BDRY OF SD LOT; RUN TH NWLY ALG THE SWLY BDRY OF SD LOT, A DIST OF 50 FT TO THE WESTERNMOST COR OF SD LOT; RUN TH NELY ALG THE NWLY BDRY OF SD LOT, A DIST OF 150 FT, M/L TO THE POB: TOGETHER WITH ELY 1/2 OF VACATED ST [INSERT & N 1/2 OF VACATED ST LYING S OF THE ABOVE DESC PARCEL.] (OR 1407 P 7502) PI#14243.0000/0 Parcel ID Number 1424300000 Property Address: 2220 51ST BLVD E BRADENTON, FL 34208 Names in which assessed: MCFARLAND, TISHA ELIZABETH (HESS), MERLE C QUANDT, TISHA ELIZABETH HESS MCFARLAND All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01736M

FOURTH 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 1840000008 Property Address: 10440 WAUCHULA RD MYAKKA CITY, FL 34251 Names in which assessed: MICHELLE BENNETT All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01738M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-3209 Tax Deed #:2025TD000160 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3209 Year of Issuance 2023 Description of Property UNIT 20 BLK G PHASE E, ALSO CARPORT T PINE BAY FOREST CONDO PI#38448.0605/3 Parcel ID Number 3844806053 Property Address: 7518 4TH AVE W BRADENTON, FL 34209 Names in which assessed: CATHERINE RATVAY, GREGORY M SAWCHUK All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01753M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2719 Tax Deed #:2025TD000157 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 09 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2719 Year of Issuance 2023 Description of Property UNIT 402 LAGUNA AT RIVIERA DUNES II, A CONDO PI#25816.3130/9 Parcel ID Number 2581631309 Property Address: 606 RIVIERA DUNES WAY APT 402 PALMETTO, FL 34221 Names in which assessed: RODERICK MCKENNEY, WANDA BROWN All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01751M

FOURTH 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), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5520 Year of Issuance 2023 Description of Property UNIT 104 SOUTH BLDG THE CASTILLIAN CONDO TOGETHER WITH ASSIGNED PARKING SPACE #12 AND STORAGE SPACE #8 PI#80073.0175/0 Parcel ID Number 8007301750 Property Address: 4525 GULF OF MEXICO DR APT 104 LONGBOAT KEY, FL 34228 Names in which assessed: DAVID J BREWER, PAIGEN BREWER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01734M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-287 Tax Deed #:2025TD000159 NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-287 Year of Issuance 2023 Description of Property TRACT 59 LESS E 702.58 FT; ALSO THE S 20 FT OF E 702.58 FT OF TRACT 59 WATERBURY GRAPEFRUIT TRACTS SUB OF SEC PI#3147.4700/7 Parcel ID Number 314747007 Property Address: 4748 VERNA BETHANY RD MYAKKA CITY, FL 34251 Names in which assessed: RONALD L BUTRUM JR All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01752M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2620 Tax Deed #:2025TD000134 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2620 Year of Issuance 2023 Description of Property LOTS 366,367,368; ALSO THE E1/2 OF VACATED ALLEY LY W OF LOT 366 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#25114.0000/0 Parcel ID Number 2511400000 Property Address: 415 29TH ST E PALMETTO, FL 34221 Names in which assessed: DAVID L SIMPSON, SHERRYE SIMPSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01739M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1889 Tax Deed #:2025TD000132 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1889 Year of Issuance 2023 Description of Property UNIT 5-D TARA PLANTATION GARDENS PHASE II PI#17315.3205/5 Parcel ID Number 1731532055 Property Address: 5465 FAIR OAKS ST BRADENTON, FL 34203 Names in which assessed: BURNETT M CAUDILL II, CELESTE SCOTT CAUDILL, MARSHALL & CELESTE CAUDILL LIVING TRUST U/A/D 6/18/24 All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01737M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2021-3760 Tax Deed #:2025TD000130 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2021-3760 Year of Issuance 2021 Description of Property LOT 1, ELMORE PROPERTY, LESS H/W R/W AS DESC IN OR 205/372, LOTS 2,3; LESS OR 706 P 70; SUBJ TO DRIVEWAY EASMTS DESC IN OR 999 P 7 & OR 999 P 13; ALSO LESS OR 2097/2532 DESC AS FOLLOWS: LOT 1, LESS THE S 300 FT, LOT 2, LESS THE S 300 FT & LOT 3, LESS THE S 315 FT OF THE W 160 FT & LESS THE S 300 FT OF THE E 6.5 FT OF SD LOT 3 ELMORE PROPERTY; TOGETHER WITH THE S 300 FT OF THE E 140 FT OF LOT 1, LESS THE S 18 FT OF THE E 7.3 FT FOR THE DOT R/W; THE W 1.5 FT OF THE S 300 FT OF LOT 1; THE S 300 FT OF LOT 2; THE E 6.5 FT OF THE S 300 FT OF LOT 3, PLAT OF ELMORE PROPERTY AS REC IN PB 4 PG 79A, BEING THE SAME PROPERTY DESC AS FOLLOWS: BEG AT THE NE COR OF LOT 1, ELMORE PROPERTY SUB AS REC IN PB 4 PG 79A, OF THE PRMCF; TH S 89 DEG 35 MIN 30 SEC W, ALG THE N LN OF SD SUB, 499.50 FT TO THE NW COR OF LOT 3, OF SD SUB; TH S 00 DEG 17 MIN 34 SEC E, ALG THE W LN OF SD LOT 3, A DIST OF 326.45 FT; TH N 89 DEG 31 MIN 30 SEC E, 135.00 FT; TH S 00 DEG 17 MIN 34 SEC E, 315.00 FT TO THE N R/W LN OF STATE RD 684; TH N 89 DEG 31 MIN 30 SEC E, ALG SD N R/W/L, 357.20 FT; TH N 00 17 MIN 34 SEC W, 18.00 FT; TH N 89 DEG 31 MIN 30 SEC E, 7.30 FT; TH N 00 DEG 17 MIN 34 SEC W, ALG THE E LN OF LOT 1, 622.87 FT TO THE POB; SUBJ TO EASMNT REC IN OR 706/74. PI#49280.0005/9 Parcel ID Number 4928000059 Property Address: MAIN ST BRADENTON, FL 34207 Names in which assessed: TOYS R US-DELAWARE INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01733M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-4167 Tax Deed #:2025TD000138 NOTICE IS HEREBY GIVEN that CERTMAX LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-4167 Year of Issuance 2023 Description of Property LOT 19 BLK 39 HOLIDAY HEIGHTS SECOND ADD PI#53079.0000/0 Parcel ID Number 5307900000 Property Address: 5018 24TH ST W; UNIT B BRADENTON, FL 34207 Names in which assessed: DANIEL J CHRISTIANSON, LEANNE M CHRISTIANSON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01743M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2602 Tax Deed #:2025TD000156 NOTICE IS HEREBY GIVEN that FIG 20 LLC the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2602 Year of Issuance 2023 Description of Property N 18 FT OF E 60 FT OF LOT 133 & E 60 FT OF LOTS 134 & 135 WASHINGTON PARK UNITS 1, 2, 3 & 4 PI#24994.0000/6 Parcel ID Number 2499400006 Property Address: 411 27TH ST E PALMETTO, FL 34221 Names in which assessed: MIGUEL A RESENDEZ All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01750M

FOURTH 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 34228 Names in which assessed: DONNA CECCHETTI, RICHARD CECCHETTI All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01754M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-2995 Tax Deed #:2025TD000136 NOTICE IS HEREBY GIVEN that SKILAC SB MUNI CUST the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-2995 Year of Issuance 2023 Description of Property THE E 185 FT OF SAID LOT 4 BLK A BROBERG PLAT PI#31903.0000/8 Parcel ID Number 3190300008 Property Address: 210 15TH ST E BRADENTON, FL 34208 Names in which assessed: 5950 SBA LOAN 1 LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01741M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1937 Tax Deed #:2025TD000155 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 03 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1937 Year of Issuance 2023 Description of Property LOT 126 HARBORAGE ON BRADEN RIVER PHASE II PI#17357.1725/9 Parcel ID Number 1735717259 Property Address: 5638 SIMONTON ST BRADENTON, FL 34203 Names in which assessed: GILLETTE FIVE LLC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01749M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5473 Tax Deed #:2025TD000150 NOTICE IS HEREBY GIVEN that MERIDIAN TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5473 Year of Issuance 2023 Description of Property UNIT 12 NAUTILUS LONGBEACH PI#78079.0065/4 Parcel ID Number 7807900654 Property Address: 7065 GULF OF MEXICO DR APT 12 LONGBOAT KEY, FL 34228 Names in which assessed: SUSAN P TOBIAS, THOMAS S TOBIAS All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01732M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1461 Tax Deed #:2025TD000153 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 08 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1461 Year of Issuance 2023 Description of Property LOT 1 HIDDEN LAGOON PI#11793.1005/9 Parcel ID Number 1179310059 Property Address: 3111 PINE ST BRADENTON, FL 34208 Names in which assessed: DORELIEEN INC All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01747M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-1898 Tax Deed #:2025TD000154 NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 04 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-1898 Year of Issuance 2023 Description of Property LOT 38 TAILFEATHER WAY AT TARA PI#17315.6590/9 Parcel ID Number 1731565909 Property Address: 6626 TAILFEATHER WAY BRADENTON, FL 34203 Names in which assessed: PAMELA MILLER, PAUL GARDNER All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01748M

FOURTH INSERTION
NOTICE OF APPLICATION FOR TAX DEED Section 197.512 F.S. Certificate Number: 2023-5533 Tax Deed #:2025TD000152 NOTICE IS HEREBY GIVEN that CANAL TAX the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-5533 Year of Issuance 2023 Description of Property UNIT 7 TRACT F LONGBOAT KEY CASA DEL MAR INC PI#80122.1460/0 Parcel ID Number 8012214600 Property Address: 4621 GULF OF MEXICO DR UNIT 7F LONGBOAT KEY, FL 34228 Names in which assessed: DARIN ROW, KATHLEEN LARRISON All of said property being in the County of Manatee, State of Florida. Unless such certificate(s) shall be redeemed according to the law the property described in such certificate(s) will be sold to the highest bidder online at manatee.realforeclose.com on 10/27/2025 at 10:00 am, by Angelina Colonnese, Manatee County Clerk of the Courts. Sept. 26; Oct. 3, 10, 17, 2025
25-01735M

