MANATEE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District has received Environmental Resource Permit Application number 918979 from 7201 5th Street, LLC, 1810 West Kennedy Blvd., Tampa, FL 33606. Application received: October 20, 2025. Proposed activity: Warehouse/Office Complex. Project name: Biotech Re-development Project. Project size: 7.528 Ac. Location: Section(s) 30, Township 35 South, Range 18 East, in Manatee County. Outstanding Florida Water: No. Aquatic preserve: No. The application is available for public inspection Monday through Friday at Tampa Service Office, 7601 Highway 301 North, Tampa, FL 33637. Interested persons may inspect a copy of the application and submit written comments concerning the application. Comments must include the permit application number and be received within 14 days from the date of this notice. If you wish to be notified of intended agency action or an opportunity to request an administrative hearing regarding the application, you must send a written request referencing the permit application number to the Southwest Florida Water Management District, Regulation Performance Management Department, 2379 Broad Street, Brooksville, FL 34604-6899 or submit your request through the District's website at www.watermatters.org. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Performance Management Department at (352)796-7211 or 1(800) 423-1476, TDD only 1(800) 231-6103.

October 24, 2025 25-02011M

FIRST INSERTION

BOARD OF SUPERVISORS MEETING DATES
UNIVERSITY PLACE COMMUNITY DEVELOPMENT DISTRICT
FISCAL YEAR 2025-2026

The Board of Supervisors of the University Place Community Development District will hold their regular meetings for Fiscal Year 2025-2026 at the Courtyard Sarasota University Town Center, located at 8305 Tourist Center Drive, Sarasota, Fl 34201, at 4:30 p.m. unless otherwise indicated as follows:

November 24, 2025
January 5, 2026
February 2, 2026
March 2, 2026
April 6, 2026
June 1, 2026
July 20, 2026
August 17, 2026
September 28, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law for Community Development Districts. The meetings may be continued to a date, time, and place to be specified on the record at the meeting. A copy of the agenda for these meetings may be obtained from 3434 Colwell Ave, Suite200, Tampa, Florida 33614 or by calling (813) 933-5571.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at this meeting because of a disability or physical impairment should contact the District Office at (813) 933-5571 at least 48 hours prior to the meeting. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

Matt O'Nolan
District Manager
October 24, 2025 25-01998M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 177.101, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 177.101, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application to vacate a portion of a platted drainage and utility easement located on Lot 3, in the Terra Ceia Bay Estates plat, has been made by Phillip E. Pearce, III, to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2506-0001 and seeks to vacate a portion of a platted drainage and utility easement in Palmetto.

On the 2nd of December 2025, at 9:00 a.m., or as soon there after in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-196

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING A PORTION OF A PLAT SUBDIVIDING LAND PURSUANT TO SECTION 177.101, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA, SPECIFICALLY, WITHIN THE PLAT OF TERRA CEIA BAY ESTATES, RECORDED IN PLAT BOOK 32, PAGE 35.

The subject property of this vacation application is located near and around at 5515 2nd Avenue Circle West, in Palmetto and is 932 square feet (0.02 acres) more or less in size. The future land use map designation and zoning district of the properties subject to the application is RES-6 and PD-R respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501 Extension 3603.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

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

October 24, 2025 25-02006M

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 6424 14th St W, Bradenton, FL 34207, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/25 at 2:30 pm Contents include personal property along with the described belongings to those individuals listed below.

Unit B2163	Mesidor, Mendy	Boxes, bags and totes
Unit C4071	Brock, Cheyenne	Boxes, totes and furniture
Unit C4072	Burchett, Darren	Boxes, bags and furniture
Unit C4078	ROGALIN, Michael	Boxes, bags, totes and tools
Unit D6025	Mireles, Miguel	Boxes, totes, appliances and electronics
Unit B3060	Denney, Tori	Bags, totes and furniture
Unit B1023	Garcia, Andres	Boxes, bags and tools
Unit B2071	Reyes, Aida	Metal and barrels
Unit D6004	Sharpe, Judy	Boxes, bags and furniture
Unit B2104	Duff, Tamiyia	Bags, and baby items

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

October 24, 31, 2025 25-01993M

FIRST INSERTION

TRUSTEE'S NOTICE OF SALE.

Date of Sale: **11/19/2025** 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 **Resort Sixty-Six**, located in **Manatee** County, Florida, as more specifically described in the Lien(s) referred to on **Schedule "1".** 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 **Resort Sixty-Six**. Accordingly, the **Resort Sixty-Six Owners 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 "1"**, 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 "1"** 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 "1"** 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 155075-RSS8-HOA. Schedule "1": Lien Recording Reference: Inst: 202541104470; Per Diem: $0.00**; Obligors, Notice Address, Default Amount; Glenn R. Matecun and the heirs and/or devisees of Eugene D. Matecun and the heirs and/or devisees of Marilyn L. Matecun, Po Box 1404 Holmes Beach, Fl 34218 United States, $7,399.39; Lutz Windisch, 979 Vasco Da Gama Ln Foster City, Ca 94404 United States, $3,047.50; Samantha Daly, 1442 Astor Ave Ann Arbor, Mi 48104 United States, $3,041.77. **Exhibit "A"**: Junior Interest Holder Name, Junior Interest Holder Address; None, N/A.

October 24, 31, 2025 25-01996M

FIRST INSERTION

NOTICE OF ACTION

RE: LITTLE GULL CONDOMINIUM ASSOCIATION, INC
MANATEE County, Florida
Non-Judicial Timeshare foreclosure process
TO: Unit Owner(s)
Last Known Address:
Unit Week(s)
Amount due:
Anna M Alvarez
12384 Glen Kernan Parkway N
Jacksonville, FL 32224
15/07
$2,399.27
Pauline Cengarle
220 Commerce Valley Drive W
Markham, Ontario L3T0A8
Canada
04/03
$1,884.37
Mary E Howe
3015 Drewery Avenue
Lakeland, FL 33803
14/47
$1,725.09
George H Madden & Rita F Madden
2045 Russell Avenue
West Portsmouth, OH 45663
05/50
$4,590.36
Simon Alexander Meakin
5 Winchester Close
Cheshire, UK SK96BZA
United Kingdom
09/36 AND 37
$5,611.37
Dr Nicholas Molinaro & Joan Milani
161 Anise Tree Way
Clayton, NC 27527
07/44
$3,282.97
Edgar F Nicolle & Joyce H Nicolle
21521 NE 51st Avenue
Earlton, FL 32631
06/37 AND 38
$3,058.78
Henry R Schramm Jr
4922 Kilburn Street
Alexandria, VA 22304
04/41
$3,102.65
Karl R Schuetz & Deborah M Schuetz
151 Maple Avenue
Chester, NJ 07930
16/21
$3,315.54

YOU ARE HEREBY NOTIFIED of an action for non-judicial foreclosure of timeshare units on the Claim of Lien on the following described real property, located in MANATEE County, Florida, to-wit:

Unit Numbers and Week Numbers (as set forth above) in LITTLE GULL COTTAGES, A Condominium, according to the Declaration of Condominium thereof, as recorded in Official Records Book 1020, Page 3206 as amended, described in Condominium Book 12, Pages 177 through 186, as amended, of the Public Records of Manatee County, Florida.

has been filed against you. If you fail to cure the default as set forth in this notice or take other appropriate action regarding this foreclosure matter, you risk losing ownership of your timeshare interest through the trustee foreclosure procedure established in Section 721.855, Florida Statutes. You may choose to sign and send to the trustee an objection form, exercising your right to object to the use of the trustee foreclosure procedure. If you would like an Objection form, you should contact the undersigned Trustee, Thomas L Avrutis, Esquire, in writing. Upon the trustee's receipt of your signed objection form, the foreclosure of the lien with respect to the default specified in this notice shall be subject to the judicial foreclosure procedure only. You have the right to cure your default in the manner set forth in this notice at any time before the trustee's sale of your timeshare interest. Objections must be made in writing to:

Thomas L Avrutis, Esquire
TRUSTEE FOR LITTLE GULL CONDOMINIUM ASSOCIATION, INC.
201 Fletcher Avenue, Second Floor
Sarasota, FL 34237

within 30 days of the first date of publication of this Notice.

If you do not object to the use of the trustee foreclosure procedure, you will not be subject to a deficiency judgment even if the proceeds from the sale of your timeshare interest are insufficient to offset the amounts secured by the lien.

Dated this 15th day of OCTOBER, 2025.

Thomas L Avrutis, Esquire, TRUSTEE
TRUSTEE for LITTLE GULL CONDOMINIUM ASSOCIATION, INC

October 24, 31, 2025 25-01997M

FIRST INSERTION

NOTICE OF PUBLIC HEARING PURSUANT TO SECTION 336.10, FLORIDA STATUTES

NOTICE IS HEREBY GIVEN pursuant to Section 336.10, Florida Statutes, and Section 312 of the Manatee County Land Development Code that an application for vacation to close and abandon a street, alleyway, road, highway, or other place used for travel has been made by RaceTrac, Inc., to the Board of County Commissioners of Manatee County, Florida (Board). Said vacation application is assigned application number VAC2408-0003 and seeks to vacate two portions of platted right-of-way, as recorded in R.F. Willis Plat of Memphis in Plat Book 1, Page 168, of the Public Records of Manatee County, Florida, located adjacent to the property located at 1730 US 41 North, Palmetto, Florida 34221.

On the 2nd of December, 2025, at 9:00 a.m., or as soon thereafter in the Honorable Patricia M. Glass Chambers, on the first floor of the Manatee County Administrative Center, located at 1112 Manatee Avenue West, Bradenton, Florida 34205, the Board will consider, act upon, adopt or reject said application and the following corresponding resolution:

RESOLUTION R-25-193

A RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF MANATEE COUNTY, FLORIDA, VACATING CERTAIN STREETS, ROADS, OR OTHER APPROPRIATE PROPERTY, SPECIFICALLY TWO PORTIONS OF PLATTED RIGHT-OF-WAY LOCATED IN THE R.F. WILLIS PLAT OF MEMPHIS PLAT, PURSUANT TO SECTIONS 336.09, 336.10 AND 336.12, FLORIDA STATUTES, AND THE LAND DEVELOPMENT CODE, MANATEE COUNTY, FLORIDA.

The subject property of this vacation application is located adjacent to the property at 1730 US 41 North in Palmetto and is 25,749 square feet (0.592 acres) more or less in size. The future land use map designation and zoning district of the property subject to the application is CITY and PL-CG, respectively. The application, staff report, related materials and proposed Resolution related to this vacation application may be inspected by the public during normal business hours at the County Administration Building, requested via email at planning.agenda@mymanatee.org, or on the County's website at www.mymanatee.org.

Persons may appear and be heard, written comments filed with the Director of the Property Management Department will be entered into the record and the hearing may be continued from time to time as necessary. For more information, call 941-748-4501, Extension 3603.

The Board does not discriminate upon the basis of any individual's disability status. This non-discrimination policy involves every aspect of the Board's functions including one's access to, participation in, employment with, or treatment in its programs or activities. Anyone requiring reasonable accommodation for this meeting as provided for in the Americans with Disabilities Act (ADA), or assistance with accessing any documents pertaining to this matter, should contact Carmine DeMilio at (941) 748-4501 Ext. 6016 or carmine.demilio@mymanatee.org.

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

October 24, 2025 25-02007M

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3819
Tax Deed #:2025TD000193

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-3819 Year of Issuance 2023 Description of Property UNIT 206-C BLDG B BAYSHORE ON THE LAKE COND APTS SEC 1 PI#50576.1035/3 Parcel ID Number 5057610353 Property Address: 4160 HERON WAY BRADENTON, FL 34205 Names in which assessed: DAVID G PRATT 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01979M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3716
Tax Deed #:2025TD000192

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 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: 2023-3716 Year of Issuance 2023 Description of Property E 38 FT OF LOT 76 & W 15 FT OF LOT 77 BELLE MEAD PI#48483.0000/2 Parcel ID Number 4848300002 Property Address: 1107 29TH AVE W BRADENTON, FL 34205 Names in which assessed: C T JONES, MILDRED A JONES 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01978M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2369
Tax Deed #:2025TD000219

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2369 Year of Issuance 2023 Description of Property LOT 37 BLK 33 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#21106.0000/0 Parcel ID Number 2110600000 Property Address: 1502 72ND STREET CT E PALMETTO, FL 34221 Names in which assessed: ISMAEL HERNANDEZ 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01987M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3579
Tax Deed #:2025TD000191

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-3579 Year of Issuance 2023 Description of Property LOT 118 ORANGE RIDGE SUB PI#46464.0000/4 Parcel ID Number 4646400004 Property Address: 2505 3RD ST E BRADENTON, FL 34208 Names in which assessed: DELTA TRANSACTIONS 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01977M

HOW TO PUBLISH YOUR LEGAL NOTICE IN THE BUSINESS OBSERVER
CALL 941-906-9386
and select the appropriate County name from the menu option
OR
e-mail legal@businessobserverfl.com
Business Observer LV10249

--- TAX DEEDS ---

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1395
Tax Deed #:2025TD000183

NOTICE IS HEREBY GIVEN that HMF FL A, 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: 2023-1395 Year of Issuance 2023 Description of Property LOT 106 MANATEE PALMS UNIT THREE PI#11083.0330/4 Parcel ID Number 1108303304 Property Address: 208 67TH ST E BRADENTON, FL 34208 Names in which assessed: EILEEN F RUBIANO, ROBYN R FORD 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01964M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-919
Tax Deed #:2025TD000202

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: 2023-919 Year of Issuance 2023 Description of Property LOT 458, DEL WEBB AT BAYVIEW PH II SUBPH A & B PI#6062.3400/9 Parcel ID Number 606234009 Property Address: 10422 SPRING TIDE WAY PARRISH, FL 34219 Names in which assessed: JOE L OLIVER, LINDA OLIVER 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01967M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1845
Tax Deed #:2025TD000188

NOTICE IS HEREBY GIVEN that HMF FL H 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: 2023-1845 Year of Issuance 2023 Description of Property LOT 64 PERIDIA UNIT ONE PI#16980.0320/7 Parcel ID Number 1698003207 Property Address: 4465 PRO AM AVE E BRADENTON, FL 34203 Names in which assessed: MARGERY ROBERTSON 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01972M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2352
Tax Deed #:2025TD000218

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2352 Year of Issuance 2023 Description of Property LOT 5 BLK 11 RUBONIA, BEING A RESUBDIVISION OF PLAT OF EAST TERRA CEIA PI#20936.0000/1 Parcel ID Number 2093600001 Property Address: 1119 72ND ST E PALMETTO, FL 34221 Names in which assessed: CHRISTOPHER MARK MURRAY 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01986M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1478
Tax Deed #:2025TD000184

NOTICE IS HEREBY GIVEN that HMF FL B 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: 2023-1478 Year of Issuance 2023 Description of Property E1/2 OF LOT 99, ALL LOT 100 MANATEE GARDENS THIRD SEC PI#12311.1000/6 Parcel ID Number 1231110006 Property Address: 1911 2ND AVE E BRADENTON, FL 34208 Names in which assessed: VERAVANA, 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01965M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2020-57
Tax Deed #:2025TD000203

NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN 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: 2020-57 Year of Issuance 2020 Description of Property E 200 FT OF W 3/4 OF SE1/4 OF SW1/4 SEC 4 PI#568.0025/3 Parcel ID Number 56800253 Property Address: 41750 SR 64 E MYAKKA CITY, FL 34251 Names in which assessed: SYLVIA A ODOM 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01969M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2653
Tax Deed #:2025TD000206

NOTICE IS HEREBY GIVEN that HMF FL G LLC TESCO CUSTODIAN 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: 2023-2653 Year of Issuance 2023 Description of Property LOT 1 LEWIS PARK SUB PI#25375.0010/6 Parcel ID Number 2537500106 Property Address: 2118 2ND AVE W PALMETTO, FL 34221 Names in which assessed: JACQUELINE M RAINEY 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01975M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3943
Tax Deed #:2025TD000194

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-3943 Year of Issuance 2023 Description of Property LOT 14 BLK J VILLAGES OF LAKESIDE SOUTH PHASE III REVISED PI#50973.1880/1 Parcel ID Number 5097318801 Property Address: 3708 40TH AVE W BRADENTON, FL 34205 Names in which assessed: KATO GENERAL 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01982M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1514
Tax Deed #:2025TD000185

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-1514 Year of Issuance 2023 Description of Property LOT 4 GREGORYS SUB PI#13184.0000/7 Parcel ID Number 1318400007 Property Address: 2212 2ND AVE E BRADENTON, FL 34208 Names in which assessed: JEANETTE B IRVING 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01966M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2022-4923
Tax Deed #:2025TD000204

NOTICE IS HEREBY GIVEN that HMF FL J, LLC TESCO CUSTODIAN 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: 2022-4923 Year of Issuance 2022 Description of Property UNIT 1 VIVIENDA AT BRADENTON II CONDO PI#61091.6180/9 Parcel ID Number 6109161809 Property Address: 3204 60TH AVE W BRADENTON, FL 34207 Names in which assessed: ROBERT ROSE 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01970M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4743
Tax Deed #:2025TD000211

NOTICE IS HEREBY GIVEN that HMF FL E, LLC TESCO CUSTODIAN 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: 2023-4743 Year of Issuance 2023 Description of Property UNIT 4034 MIRROR LAKE CONDO SEC 2 PI#61455.0145/5 Parcel ID Number 6145501455 Property Address: 3535 59TH AVE W BRADENTON, FL 34210 Names in which assessed: JOHN STEVENSON 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01984M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2846
Tax Deed #:2025TD000208

NOTICE IS HEREBY GIVEN that HMF FL D, LLC TESCO CUSTODIAN 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: 2023-2846 Year of Issuance 2023 Description of Property LOTS 1 & 2, BLK L, PLAT OF EAST PALMETTO, PI#27962.0100/9 Parcel ID Number 2796201009 Property Address: 203 8TH ST W PALMETTO, FL 34221 Names in which assessed: MICHAEL E AMERES, SARAH W AMERES 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01981M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4327
Tax Deed #:2025TD000209

NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2023-4327 Year of Issuance 2023 Description of Property THAT PARCEL MARKED BUFFER ZONE LY S OF LOT 1 & N OF ONECO RD REPLAT OF A PORTION OF FAIR LANE ACRES THIRD PI#55036.0010/9 Parcel ID Number 5503600109 Property Address: 6TH STREET CT W BRADENTON, FL 34207 Names in which assessed: DANIEL R QUARTUCCI 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01983M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2777
Tax Deed #:2025TD000207

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-2777 Year of Issuance 2023 Description of Property BEG 5 CHS S, 12 1/2 CHS W, 12.18 CHS N & 7 1/2 CHS E OF SE COR OF NE1/4 OF NE1/4, RUN S 120 FT FOR POB , THENCE RUN S 288 FT, E 76 FT, N 288 FT, W 76 FT TO POB - APPEARS TO BE LOT 18 BLK 3 MRS A D COX PLAT- LESS LOT DESC IN ORB 103 P 63 PI#26205.0000/5 Parcel ID Number 2620500005 Property Address: 1401 2ND AVE W PALMETTO, FL 34221 Names in which assessed: ALEXANDER L PRESHA 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01980M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5088
Tax Deed #:2025TD000212

NOTICE IS HEREBY GIVEN that DENNIS RYAN 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: 2023-5088 Year of Issuance 2023 Description of Property ALL OF THAT PART OF BLK 47, WHITFIELD ESTATES (PB 6, P 37) LYING N OF THE N LN OF DESOTA DR, W OF THE E LN OF THE NE 1/4 OF THE NW 1/4 OF SEC 26, TWN 35S, RNG 17E, S OF THE THREAD OF THE CHANNEL IN BOLEE'S CREEK & E OF THE LAND CONVEYED FROM JASKOL TO BAILEY BY DEED REC IN THE PRMCF IN DB 260, P 248. (DB260/553)...THE FULL LEGAL IS AVAILABLE WITH THE CASE DOCUMENTS IN THE CLERK'S CASE MANAGEMENT SYSTEM (https://manatee.realtdm.com/public/cases/list) AND ON THE PROPERTY APPRAISERS WEB SITE WWW.MANATEEPAO.COM, PI#67266.0005/9 Parcel ID Number 6726600059 Property Address: 251 MAGELLAN DR SARASOTA, FL 34243 Names in which assessed: ROBERT HALBMAN 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01985M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3276
Tax Deed #:2025TD000190

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 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: 2023-3276 Year of Issuance 2023 Description of Property LOT 12 BLK B POINTE WEST SUB PI#39386.1170/8 Parcel ID Number 3938611708 Property Address: 6707 POINTE WEST BLVD BRADENTON, FL 34209 Names in which assessed: MARIE SPICOLA, SPICOLA FAMILY TRUST DTD 10/29/99 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01976M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2323
Tax Deed #:2025TD000205

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 07 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-2323 Year of Issuance 2023 Description of Property LOT 68 HAMPTON GREEN UNIT II PI#20541.3970/0 Parcel ID Number 2054139700 Property Address: 7932 HAMPTON CT BRADENTON, FL 34201 Names in which assessed: MELVIN A WARSHAW IRREVOCABLE 2021 TRUST DTD 2/21/21 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01974M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-317
Tax Deed #:2025TD000189

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 84 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: 2023-317 Year of Issuance 2023 Description of Property PARCEL 62: A PORTION OF TRACTS 59 & 60 POMELLO PARK SEC 30, AS PER PLAT THEREOF REC IN PB 6 P 61, BEING MORE PARTICULARLY DESC AS FOLLOWS: FROM THE SE COR OF SD SEC 30; RUN N 01 DEG 24 MIN 42 SEC W A DIST OF 1806.56 FT TO THE POB; TH N 77 DEG 52 MIN 00 SEC W A DIST OF 557.85 FT; TH N 00 DEG 28 MIN 40 SEC W ALG THE W LINE OF SD TRACT 59 & TRACT 60 A DIST OF 409.50 FT; TH N 76 DEG 55 MIN 19 SEC E A DISTOF 556.18 FT; TH S 00 DEG 37 MIN 08 SEC E ALG THE E LINE OF SD TRACT 60 & TRACT 59 A DIST OF 652.63 FT TO THE POB; [DELETE LESS ANY PORTION LYING WITHIN PLATTED ROAD ROW] (INST#202141004511); PI#3317.1620/9 Parcel ID Number 331716209 Property Address: 7310 201ST ST E BRADENTON, FL 34202 Names in which assessed: CLIFFORD H POWELL III, LINDSAY POWELL 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01973M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1693
Tax Deed #:2025TD000187

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-1693 Year of Issuance 2023 Description of Property E1/2 LOT 27, ALL LOT 28 BLK A LA SELVA PARK PI#15515.0040/6 Parcel ID Number 1551500406 Property Address: 2315 30TH AVENUE DR E BRADENTON, FL 34208 Names in which assessed: CORNELIA E RODEWALD, JOHN J RODEWALD 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01971M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-2816
Tax Deed #:2025TD000220

NOTICE IS HEREBY GIVEN that IDE TECHNOLOGIES, INC 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: 2023-2816 Year of Issuance 2023 Description of Property TH S 20 FT OF LOT 7, BLK D ADMORE, A RESTRICTED RESIDENTIAL SUBDIV AS PER PLAT THEREOF REC IN PB 4 PG 72 PRMCF (INST#202141012486) PI #26805.0010/9 Parcel ID Number 2680500109 Property Address: 13TH AVE W PALMETTO, FL 34221 Names in which assessed: HOMES BY HOLMES 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01988M

FIRST INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1629
Tax Deed #:2025TD000186

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-1629 Year of Issuance 2023 Description of Property COM AT THE NW COR OF SE1/4 OF SEC 34; TH S 00 DEG 55 MIN 30 SEC E, ALG THE W LN OF SD SE1/4, 297.54 FT TO THE INTERSECTION WITH THE WLY EXTENSION OF THE S LN OF A 50 FT WIDE COUNTY RD (18TH AVE E (OR 411 P 87); TH N 89 DEG 07 MIN 50 SEC E, ALG SD WLY EXTENSION, 36.56 FT TO THE INTERSECTION WITH THE E R/W LN OF MORGAN JOHNSON RD; TH CONT N 89 DEG 07 MIN 50 SEC E, ALG THE S LN OF SD 50 FT COUNTY RD, 235.15 FT FOR A POB; TH CONT N 89 DEG 07 MIN 50 SEC E, ALG SD S LN, 235.14 FT TO THE NW COR OF THAT CERTAIN PARCEL OF LAND AS DESC IN OR 409 P 273; TH S 00 DEG 52 MIN 10 SEC E, ALG THE W LN OF SD CERTAIN PARCEL, 395.00 FT; TH S 89 DEG 07 MIN 50 SEC W, PARALLEL WITH THE S LN OF SD 50 FT COUNTY RD, 231.22 FT; TH N 01 DEG 26 MIN 17 SEC W, 395.02 FT TO THE POB CONTAINING 2.12 AC AS DESC IN OR 1279 P 1841 PRMCF PI#14364.1500/2 Parcel ID Number 1436415002 Property Address: 5720 18TH AVE E BRADENTON, FL 34208 Names in which assessed: PALM TREES PLUS 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 11/24/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 24, 31; Nov. 7, 14, 2025
25-01968M

--- PUBLIC SALES / ESTATE ---

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1962 PARO mobile home bearing vehicle identification number 4425 and all personal items located inside the mobile home. Last Tenant: Chenery Nan Benjamin, All Unknown Beneficiaries, Heirs, Successors, and Assigns of Chenery Nan Benjamin, Steven R. Lustig, as possible Heir and Unknown Party or Parties In Possession. Sale to be held at: Coach House, 4907 28th Avenue East, Palmetto, Florida 34221 (941)-845-3115.

October 24, 31, 2025 25-02027M

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of GC Senior Health Insurance Agency located at 382 NE 191st St, in the County of Manatee, in the City of Miami, Florida 33179 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Miami, Florida, this 17th day of October, 2025.

GOLDEN CARE CONSULTING, LLC

October 24, 2025 25-01995M

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 Amy Lee Designs located at 7243 Loblolly Bay Trail in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of October, 2025.

Amy L Resseguie

October 24, 2025 25-02003M

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 Julie A LePera located at 1402 67th St W in the City of Bradenton, Manatee County, FL 43209 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 15th day of October, 2025.

Julee LePera

October 24, 2025 25-01989M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/7/2025, at 10:30 a.m., the following property will be sold at public auction pursuant to F.S. 715.109: A 1965 FRON mobile home bearing vehicle identification number 4500917 and all personal items located inside the mobile home. Last Tenant: Doreen Quintana and Joseph Calvin Wright. Sale to be held at: Cortez Plaza, 616 Cortez Road West, Bradenton, Florida 34207, 727-315-0414.

October 24, 31, 2025 25-02026M

FIRST INSERTION

NOTICE OF SELF STORAGE PUBLIC SALE

NOTICE IS HEREBY GIVEN that Big Jim X, LLC intends to sell the Personal Property described below to enforce a lien imposed on said property stored under the Florida Self Storage Facility Act statutes (section 83.801-83.809). The sale will occur as an online auction via www.storagetreasures.com on November 17, 2025 at 10:00am. The sale may be withdrawn at any time without further notice.

Jeffrey Hushaw – Unit C528 - HHG / Furn / Persnl Itms

October 24, 31, 2025 25-02029M

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 ALTR Athletics located at 7342 Loblolly Bay Trail in the City of Lakewood Ranch, Manatee County, FL 34202 intends to register the said name with the Division of Corporations of the Department of State, Tallahassee, Florida.

Dated this 18th day of October, 2025.

Amy Resseguie

October 24, 2025 25-02004M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Auction date and time:

11/13/25 @ 10:00AM

Juan Aponte Ortiz- personal items, boxes

Edel Valdes- clothing

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 24, 31, 2025 25-01991M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, 5311 34th Street W Bradenton, FL 34210 on 11/13/2025 at 9:30 AM

Olivia Kiefer
- House items

Daniella Lubin
- Household goods

Chelsea Wilder
- Washer/dryer, king bedframe, boxes, couch

Amanda Corey
-Christmas

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 24, 31, 2025 25-01990M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002387
DIVISION PROBATE
IN RE: ESTATE OF
DAVID LAWRENCE HEDRICK,
Decedent

The administration of the Florida estate of DAVID LAWRENCE HEDRICK, DECEASED, whose date of death was July 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1051 Manatee Ave. W., Bradenton, FL 34205. The name and address of the Personal Representative and the personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Kenneth Hedrick
1733 Hickory Bark Lane
Bloomfield Hills, MI 48304
Attorney for Personal Representative:
Mark M. Snitchler (FL Bar No. 93824)
Hubbard Snitchler & Parzianello PLC
999 Vanderbilt Beach Road, Suite 200
Naples, FL 34108
(239) 325-1802
And
801 W. Ann Arbor Trail, Suite 240
Plymouth, MI 48170
Primary email:
msnitchler@hspplc.com
Secondary email:
kkasparek@hspplc.com

October 24, 31, 2025 25-01994M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025 CP 002014
IN RE: ESTATE OF
ROGER RIZI
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 Roger Rizi, deceased, File Number 2025 CP 002014, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, FL 34205; that the decedent's date of death was May 20, 2025; that the total value of the estate is less than $75,000.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Rebecca Abbott

Address 304 61st St. NW, Bradenton, FL 34209

ALL INTERESTED PERSONS ARE NOTIFIED THAT:

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

The date of first publication of this Notice is October 24, 2025.

DocuSigned by:
Rebecca Abbott,
Petitioner

Jerome S. Levin, Esq.
Attorney for Petitioners
Florida Bar Number: 0213594
1432 1st St., Sarasota, FL 34236
Telephone: 941-953-5300
E-Mail: jlevin@levinmediation.com
Secondary E-Mail:
Linda@levinmediation.com

October 24, 31, 2025 25-02008M

FIRST INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002447
Division PROBATE
IN RE: ESTATE OF
JOAN S. GEDVILAS
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 JOAN S. GEDVILAS, deceased, File Number 2025-CP-002447, by the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave. W., Bradenton, Florida 34205; that the decedent's date of death was September 22, 2025; that the total value of the estate is $500.00 and that the names and addresses of those to whom it has been assigned by such order are:

Name Address
TINA ROBY
3316 East Chelmsford Court
Sarasota, FL 34235

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 Friday, October 24, 2025.

Person Giving Notice:
TINA ROBY
3316 Chelmsford Court, Unit 58
Sarasota, Florida 34235
Attorney for Person Giving Notice
BART SCOVILL, Esquire
Attorney
Florida Bar Number: 0985716
8031 Cooper Creek Blvd., Suite 101
University Park, Florida 34201
Telephone: (941) 365-2253
E-Mail: bart@scovills.com
Secondary E-Mail:
melissa@scovills.com

October 24, 31, 2025 25-02010M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-002399-AX
IN RE: ESTATE OF
ADRIENNE L. LERFALD,
Deceased.

The administration of the Estate of ADRIENNE L. LERFALD, Deceased, whose date of death was September 17, 2025 is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue West, Bradenton, Florida 34205. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN FLORIDA STATUTES SECTION 733.702 WILL BE FOREVER BARRED. NOTWITHSTANDING THE TIME 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 24, 2025.

JOSEPH L. NAJMY, ESQ.
Personal Representative
6320 Venture Drive, Ste. 104
Lakewood Ranch, Florida 34202
William G. Najmy, Esq.
Attorney for Personal Representative
Florida Bar No. 1024816
Najmy Thompson P.L.
6320 Venture Drive, Suite 104
Lakewood Ranch, FL 34202
Telephone: 941-907-3999
Email: bnajmy@najmythompson.com
Secondary Email:
mscott@najmythompson.com

October 24, 31, 2025 25-01999M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025 CP 2199
IN RE: ESTATE OF
MERRY LEE KRUSE,
Deceased.

The administration of the estate of MERRY LEE KRUSE, deceased, whose date of death was May 1, 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 24, 2025.

Barbara Nielsen
Personal Representative
714 32nd Street West
Bradenton, FL 34205
Kevin M. Collver
Attorney for Personal Representative
Florida Bar No. 0104450
BARNES WALKER, GOETHE, PERRON, & SHEA, PLLC
3119 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 741-8224
Email: kcollver@barneswalker.com
Secondary Email:
swix@barneswalker.com

October 24, 31, 2025 25-02005M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT OF THE
12 JUDICIAL CIRCUIT IN AND FOR
MANATEE COUNTY, FLORIDA
PROBATE DIVISION
File No. 2025-CP-2053
IN RE: ESTATE OF
SANDRA M. BUTLER, Deceased.

The administration of the estate of SANDRA M. BUTLER, deceased, whose date of death was February 13, 2025, is pending in the Circuit Court for MANATEE County, Florida, Probate Division, the street address of which is 1115 Manatee Ave West, Bradenton, Fl 34205.

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

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

All other creditors of the decedent and other persons having claims or demands against decedent's estate must file their claims with this court 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 24, 2025.

Paul A. Clarke
Personal Representative
78 Ridgewood Road
Middletown, RI 02842
Jeffrey S. Goethe
Attorney for Personal Representative
Florida Bar No. 0861420
BARNES WALKER, GOETHE, PERRON, SHEA, & ROBINSON, PLLC
3119 Manatee Ave West
Bradenton, FL 34205
Telephone: (941)741-8224
Email: jgoethe@barneswalker.com
Secondary Email:
amonroe@barneswalker.com

October 24, 31, 2025 25-02015M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-002247
Division Probate
IN RE: ESTATE OF
RICHARD J. GROHOSKY a/k/a
RICHARD JAMES GROHOSKY
Deceased.

The administration of the estate of RICHARD J. GROHOSKY, deceased, whose date of death was May 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Avenue W., Bradenton, Florida 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

The date of first publication of this notice is Oct. 24, 2025.

Personal Representative:
DONNA I. SOBEL, ESQUIRE
4900 Manatee Avenue W., Suite 206
Bradenton, Florida 34209
Attorney for Personal Representative:
DONNA I. SOBEL, ESQIRE
E-mail Addresses:
donna@sobelattorneys.com,
scharles@sobelattorneys.com
Florida Bar No. 370096
DONNA IRVIN SOBEL, P.A.
4900 Manatee Avenue W., Suite 206
Bradenton, Florida 34209
Telephone: (941) 747-0001

October 24, 31, 2025 25-02016M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
MANATEE COUNTY,
FLORIDA PROBATE DIVISION
CASE NO: 2025 CP 2392
Division: Probate
IN RE: ESTATE OF
LYNN C. LEAVITT a/k/a
LYNN CAROL LEAVITT,
Deceased.

The administration of the estate of LYNN C. LEAVITT a/k/a LYNN CAROL LEAVITT, deceased, whose date of death was June 9, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave West, Bradenton, FL 34205. The names and 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 24, 2025.

Personal Representative:
Rossetter T. Leavitt
4105 59th Pl E
Bradenton, Florida 34203
Attorney for Personal Representative:
Thomas W. Harrison, Attorney
Florida Bar Number: 334375
DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: twh@dyeharrison.com

October 24, 31, 2025 25-02009M

--- PUBLIC SALES / ESTATE / ACTION / SALES ---

FIRST INSERTION

AMENDED NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO. 2025 CC 002802
TARA PLANTATION GARDENS CONDOMINIUM ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
DEBRA ANN BEATON; IF LIVING, and IF DECEASED, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, TRUSTEES, OR OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST DEBRA ANN BEATON, DECEASED; UNKNOWN TENANT OR OCCUPANT #1, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION; AND UNKNOWN TENANT OR OCCUPANT #2, AS UNKNOWN TENANT OR OCCUPANT IN POSSESSION,
Defendants.

TO: DEBRA ANN BEATON, IF LIVING, and IF DECEASED, THE UNKNOWN SPOUSE, HEIRS, DEVISEES, GRANTEES, LIENORS, TRUSTEES, OR OTHERS CLAIMING BY, THROUGH, UNDER OR AGAINST DEBRA ANN BEATON, DECEASED

The property herein described is as follows:

Unit No. 2-C, TARA PLANTATION GARDENS, a Condominium, according to the Declaration of Condominium, thereof recorded in O.R. Book 1432, Page 3375 through 3467, inclusive, of the Public Records of Manatee County, Florida.

With a street address of 5523 Fair Oaks Street, Unit No. 2-C, Bradenton, FL 34203.

YOU ARE HEREBY NOTIFIED that a Complaint to foreclose a claim of lien has been filed and commenced in this court by the Plaintiff, TARA PLANTATION GARDENS CONDOMINIUM ASSOCIATION, INC., and you are required to serve a copy of your written defenses, if any, to it on Bobby L. Reynolds, Esquire, attorney for Plaintiff, whose address is 2033 Main Street, Suite 403, Sarasota, Florida 34237, and file the original with the clerk of the above-styled court within thirty (30) days from the first date of publication; otherwise a default will be entered against you for the relief prayed for in the Complaint or Petition.

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

If you are a person with a disability who needs any accommodations in order to participate in this 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 said court at Bradenton, Manatee County, Florida on this 20TH day of October, 2025.

Angelina "Angel" Colonneso
Clerk of the Court
By: As Deputy Clerk

Attorney for Plaintiff:
Bobby L. Reynolds, Esquire
Florida Bar No. 44821
The Law Offices of
Lobeck & Rowe, P.A.
2033 Main Street, Suite 403
Sarasota, Florida 34237-6063
(941) 955-5622 / Fax: (941) 951-1469
Email: breynolds@lobeckrowe.com
Secondary Email:
enicholson@lobeckrowe.com
Attorneys for Plaintiff
October 24, 31, 2025 25-02014M

FIRST INSERTION

NOTICE TO CREDITORS OF ANCILLARY ADMINISTRATION
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP2144
IN RE: ESTATE OF ARLENE S. KUHN

The ancillary administration of the Estate of ARLENE S. KUHN, deceased, was commenced on October 15, 2025 and is now pending in the Circuit Court for Manatee County, in the State of Florida, Probate Division, P O Box 25400, Bradenton, FL 34206.

The name and residence address of the ancillary personal representative are:

Elise Covino – 318 Golden Harbour Trail, Bradenton, FL 34212

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

The Date of first publication of this Notice is: October 24, 2025.

Personal Representative
Elise Covino
318 Golden Harbour Trail
Bradenton, FL 34212
Attorney for Personal Representative
David J. Bouziane, Jr.
2812 Manatee Avenue West
Bradenton, FL 34205
Florida Bar No. 58865
941-404-4940
October 24, 31, 2025 25-02021M

FIRST INSERTION

NOTICE TO CREDITORS OF ANCILLARY ADMINISTRATION
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025CP2321
IN RE: ESTATE OF CORDIE J. SCHEIDEMANTEL

The ancillary administration of the Estate of CORDIE J. SCHEIDEMANTEL, deceased, was commenced on October 16, 2025 and is now pending in the Circuit Court for Manatee County, in the State of Florida, Probate Division, P O Box 25400, Bradenton, FL 34206.

The name and residence address of the ancillary personal representative are:

Robert E. Scheidemantel – 2637 Glenchester Rd, Wexford, PA 15090

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, and who have been served a copy of this notice, must file their claims with this court WITHIN THE LATER OF THREE MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR 30 DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED

The Date of first publication of this Notice is: October 24, 2025.

Personal Representative
Robert E. Scheidemantel
2637 Glenchester Rd
Wexford, PA 15090
Attorney for Personal Representative
James Wm. Knowles
2812 Manatee Avenue West
Bradenton, FL 34205
Florida Bar No. 0296260
941-746-4454
October 24, 31, 2025 25-02020M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025 CP 2373
Division Probate
IN RE: ESTATE OF HERBERT J. MOHLENHOFF, JR. Deceased.

The administration of the estate of Herbert J. Mohlenhoff, Jr., deceased, whose date of death was June 7, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 24, 2025.

Personal Representative:
Peter D. Mohlenhoff
20 Locust Hill Rd
Canaan, CT 06024
Attorney for Personal Representative:
Thomas W. Harrison, Attorney
Florida Bar Number: 334375
DYE HARRISON KNOWLES KIRKLAND PRATT & DEPAOLA, PLLC
1206 Manatee Avenue West
Bradenton, FL 34205
Telephone: (941) 746-1167
Fax: (941) 747-0583
E-Mail: twh@dyeharrison.com
October 24, 31, 2025 25-02019M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 2025-CP-2300-AX
Division Probate
IN RE: ESTATE OF BRIAN K. PHILLIPS, Deceased.

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

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

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

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

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

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

The date of first publication of this notice is October 24, 2025.

Personal Representative:
Alan P. Phillips
4131 66th Street Circle West
Bradenton, FL 34209
Attorney for Personal Representative:
Sarah J. Harnden
E-Mail Addresses:
SHarnden@shutts.com
cmbcourt@shutts.com
Florida Bar No. 92299
Shutts & Bowen LLP
1858 Ringling Blvd., Ste 300
Sarasota, FL 34236
Telephone: (941) 552-3500
October 24, 31, 2025 25-02028M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 4102024CP002894CPAXMA
IN RE: ESTATE OF FRANK C. PETTINATO, Deceased.

The administration of the estate of FRANK C. PETTINATO, deceased, whose date of death was September 5, 2024, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 sections 732.216-732.228, Fla. Stat., applies, or may apply, unless a written demand is made by a creditor as specified under section 732.2211, Fla. Stat.

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 24, 2025.

KRISTEN S. PETTINATO
21615 69th Avenue E.
Bradenton, FL 34211
Personal Representative
Jennifer N. Chapman
Attorney for Personal Representative
Florida Bar No. 50139
Bush Ross, P.A.
1801 North Highland Avenue
Tampa, FL 33602
Telephone: (813) 224-9255
Email: jchapman@bushross.com
Secondary Email:
darthur@bushross.com
October 24, 31, 2025 25-02018M

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR MANATEE COUNTY, FLORIDA PROBATE DIVISION
File No. 25 CP 002319
IN RE: ESTATE OF VERA JOYCE BAILIE Deceased.

The administration of the estate of Vera Joyce Bailie, deceased, whose date of death was September 21, 2025, is pending in the Circuit Court for Manatee County, Florida, Probate Division, the address of which is 1115 Manatee Ave W, Bradenton, FL 34205. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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 24, 2025.

Personal Representative:
John A. Moran
6111 Exchange Way
Lakewood Ranch, Florida 34202
Attorney for Personal Representative:
John A. Moran
Attorney for Personal Representative
Florida Bar Number: 0718335
Dunlap & Moran, P.A.
P.O. Box 3948, Suite 300
Sarasota, Florida 34230
Telephone: (941) 366-0115
Fax: (941) 365-4660
E-Mail: jmoran@dunlapmoran.com
Secondary E-Mail:
dmprobate@dunlapmoran.com
October 24, 31, 2025 25-02017M

FIRST INSERTION

NOTICE OF PUBLIC SALE

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated: ExtraSpace 115 Manatee Ave. W. Bradenton, FL 34205 on 11/13/2025 at 10:00 AM.

Jason Grant – Household goods
Nellie Bickley- Furniture

The auction will be listed and advertised on www.storagetreasures.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property
October 24, 31, 2025 25-01992M

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. 412025CA000841CAAXMA
FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4,
Plaintiff, vs.
THE UNKNOWN HEIRS, BENEFICIARIES, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES AND ALL OTHERS WHO MAY CLAIM AN INTEREST IN THE ESTATE OF MARGARET COUTANT F/K/A MARGARET JOHNSON, DECEASED, et al.
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Final Judgment of Foreclosure dated September 30, 2025, and entered in 412025CA000841CAAXMA of the Circuit Court of the TWELFTH Judicial Circuit in and for Manatee County, Florida, wherein FEDERAL HOME LOAN MORTGAGE CORPORATION, AS TRUSTEE FOR THE BENEFIT OF THE FREDDIE MAC SEASONED CREDIT RISK TRANSFER TRUST, SERIES 2019-4 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 MARGARET COUTANT F/K/A MARGARET JOHNSON, DECEASED; KAREN E. HOULE; JULIE WALKER; SUSAN DRESEL 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 12, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 3 CIMARRON ACRES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 10, PAGE 23, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 6329 11TH ST CT E, BRADENTON, FL 34203

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 21 day of October, 2025.

ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
24-201798 - NaC
October 24, 31, 2025 25-02025M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA000826CAAXMA
SELECT PORTFOLIO SERVICING, INC.,
Plaintiff, vs.
ESTATE OF SARA J. FERRI, DECEASED; UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA J. FERRI, DECEASED; DEBORAH FERRI HOLDING; DAVID FERRI; WILLIAM MICHAEL FERRI; BRENDA FERRI HAYWORTH; STATE OF FLORIDA DEPARTMENT OF REVENUE;, UNKNOWN TENANT(S) IN POSSESSION #1 and #2, et.al.
Defendant(s).

TO: DAVID FERRI
(Current Residence Unknown)
(Last Known Address(es))
3602 63RD STREET WEST
BRADENTON, FL 34209
202 BAY DRIVE NORTH, APT. 2
BRADENTON BEACH, FL 34217
BRENDA FERRI HAYWORTH
(Current Residence Unknown)
(Last Known Address(es))
3602 63RD STREET WEST
BRADENTON, FL 34209
1106 TEN POINT LN
SEVIERVILLE, TN 37876-8606
624 11TH AVE
BRADENTON, FL 34208-2554
202 BAY DRIVE NORTH, APT. 2
BRADENTON BEACH, FL 34217
607 37TH STREET COURT WEST
PALMETTO, FL 34221
WESTCARE
1735 DR MARTIN LUTHER KING JR ST S
ST PETERSBURG, FL 33705
ESTATE OF SARA J. FERRI, DECEASED
(Last Known Address)
3602 63RD STREET WEST
BRADENTON, FL 34209
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, CREDITORS, LIENORS, TRUSTEES OF SARA J. FERRI, DECEASED
(Last Known Address)
3602 63RD STREET WEST
BRADENTON, FL 34209
ALL OTHER UNKNOWN PARTIES, INCLUDING, IF A NAMED DEFENDANT IS DECEASED, THE PERSONAL REPRESENTATIVES, THE SURVIVING SPOUSE, HEIRS, DEVISEES, GRANTEES, CREDITORS, AND ALL OTHER PARTIES CLAIMING, BY, THROUGH, UNDER OR AGAINST THAT DEFENDANT, AND ALL CLAIMANTS, PERSONS OR PARTIES, NATURAL OR CORPORATE, OR WHOSE EXACT LEGAL STATUS IS UNKNOWN, CLAIMING UNDER ANY OF THE ABOVE NAMED OR DESCRIBED DEFENDANTS
(Last Known Address)
3602 63RD STREET WEST
BRADENTON, FL 34209

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

LOT 107, CORDOVA LAKES, PHASE I, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 19, PAGES 150, 151 AND 152, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

A/K/A: 3602 63RD STREET WEST, BRADENTON, FL 34209.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it, on Brian L. Rosaler, Esquire, POPKIN & ROSALER, P.A., 1701 West Hillsboro Boulevard, Suite 400, Deerfield Beach, FL 33442., Attorney for Plaintiff, within thirty (30) days after the first publication of this Notice in the (Please publish in Business Observer) 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) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS my hand and the seal of this Court on 17TH day of OCT, 2025.

ANGELINA COLONNESO
As Clerk of the Court and/
or Comptroller
Kris Gaffney

25-51786
October 24, 31, 2025 25-02002M

--- ACTIONS / SALES ---

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024-CA-0578
HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, Plaintiffs, v.
ANDREW P. CHAMBERS; THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 1, THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 2; and THE UNKNOWN TENANT IN POSSESSION OF THE PROPERTY 3, Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Partition, dated October 1, 2025, wherein HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee.realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

Parcel Three:

Lot 8, Walton Subdivision, as per plat thereof recorded in Plat Book 8 at Page 65, of the Public Records of Manatee County, Florida.

Property Appraiser's Identification No. 57532.1000/3

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: 10-21-2025
Damian M. Ozark, Esquire
Florida Bar No. 0582387
The Ozark Law Firm, P.A.
1904 Manatee Ave West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
October 24, 31, 2025 25-02024M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024-CA-0578
HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, Plaintiffs, v.
ANDREW P. CHAMBERS; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Partition, dated October 1, 2025, wherein HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee.realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

Parcel One:

Lot 141, Building I, Sanctuary of Bradenton, a condominium, according to the Declaration of Condominium recorded in Official Records Book 2071, Page 4867, and as per plat thereof recorded in Condominium Book 34, Page 84, Public Records of Manatee County, Florida.

Property Appraiser's Identification No. 61000.0805/9.

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: 10-21-2025
Damian M. Ozark, Esquire
Florida Bar No. 0582387
The Ozark Law Firm, P.A.
1904 Manatee Ave West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
October 24, 31, 2025 25-02022M

FIRST INSERTION

NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2024-CA-0578
HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, Plaintiffs, v.
ANDREW P. CHAMBERS; et al., Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Agreed Final Judgment of Partition, dated October 1, 2025, wherein HOWARD N. CHAMBERS and ELISABETH LYNNE CHAMBERS, the Plaintiffs and ANDREW P. CHAMBERS the Defendant, the Clerk of this Court will sell to the highest and best bidder for cash and subject to any and all liens and faults, on the Internet at www.manatee.realforeclose.com beginning at 11:00 a.m., on the 5th day of December 2025, the following described property as set forth in said Final Judgment.

Parcel Two:

Lot 32, Block B, Meadow Lakes East Subdivision, as per plat thereof recorded in Plat Book 23, Pages 107 through 111, inclusive, of the Public Records of Manatee County, Florida.

Property Appraiser's Identification No. 17999.1240/5

Any person claiming an interest in the surplus from the sale, if any, other than the Plaintiffs and Defendant and the property owner as of the date of the Lis Pendens, must file a claim within sixty (60) days after the sale.

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

Dated: 10-21-2025
Damian M. Ozark, Esquire
Florida Bar No. 0582387
The Ozark Law Firm, P.A.
1904 Manatee Ave West, Ste. 300
Bradenton, Florida 34205
Telephone: (941)750-9760
October 24, 31, 2025 25-02023M

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2025CC001460
CAMBRIDGE VILLAGE WEST CONDOMINIUM OWNERS ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ROBERT F. CRUM, et al. Defendant(s).

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated September 8, 2025, and entered in Case No. 2025CC001460 of the County Court of the Twelfth Judicial Circuit in and for Manatee County, Florida, the Clerk of the Court, Angelina Colonneso, will publicly sell to the highest and best bidder for cash at www.manatee.realforeclose.com beginning at 11:00 AM on November 13, 2025, the following described property:

UNIT 32, CAMBRIDGE VILLAGE WEST, A CONDOMINIUM, ACCORDING TO THE DECLARATION OF CONDOMINIUM RECORDED IN OFFICIAL RECORDS BOOK 1034, PAGE 1824, AND ALL EXHIBITS ATTACHED THERETO, AS AMENDED, AND AS PER PLAT THEREOF RECORDED IN CONDOMINIUM BOOK 13, PAGE 94, ALL 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 of the Court reports the surplus as unclaimed.

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

Dated this 21st day of October 2025.
NAJMY THOMPSON, P.L.
/s/ Kari L. Martin
Kari L. Martin
Florida Bar No. 092862
1401 8th Avenue West
Bradenton, Florida 34205
Telephone: (941) 748-2216
Facsimile: (941) 748-2218
Service Email:
service.KM@najmythompson.com
Correspondence only:
kmartin@najmythompson.com;
Secondary:
bmiller@najmythompson.com
Attorney for Plaintiff
October 24, 31, 2025 25-02012M

FIRST INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO: 25-CC-3179
SABAL BAY ASSOCIATION, INC., a Florida not-for-profit corporation, Plaintiff, vs.
ESTATE OF AARON T. SEXTON, ANY AND ALL UNKNOWN HEIRS and ANY UNKNOWN OCCUPANTS IN POSSESSION, Defendants.

TO: ESTATE OF AARON T. SEXTON and ANY AND ALL UNKNOWN HEIRS

YOU ARE NOTIFIED that an action to enforce and foreclose a Claim of Lien for homeowners assessments and to foreclose any claims which are inferior to the right, title and interest of the Plaintiff, SABAL BAY ASSOCIATION, INC., herein in the following described property:

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 the first Amendment to Declaration recorded in O.R. Book 2033, Page 1795, as amended by Amendment to Declaration recorded in O.R. Book 2043, Page 1710, and all amendments thereto, of the Public Records of Manatee County, Florida. With the following street address: 7280 83RD Dr. E., Bradenton, Florida, 34201

has been filed against you and you are required to serve a copy of your written defenses, if any, on Stephan C. Nikoloff, Esquire, of Greenberg, Nikoloff P.A., whose address is 1964 Bayshore Blvd., Dunedin, FL, 34698, within thirty (30) days after the first publication of this Notice in the Business Observer, and file the original with the Clerk of this Court either before service on Plaintiffs attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

In and for Manatee County:

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

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

WITNESS my hand and the seal of this Court on 17th day of October, 2025.

Angelina "Angel" Colonneso
Clerk and Comptroller
By: K. Gaffney
(SEAL) Deputy Clerk

Greenberg Nikoloff P.A. 1964 Bayshore Blvd., Suite A Dunedin, FL 34698
(727) 738-1100
October 24, 31, 2025 25-02001M

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA002279CAAXMA
CARRINGTON MORTGAGE SERVICES LLC, Plaintiff, vs.
PATRICIA A. HARTE; PATRICIA A. HARTE, AS TRUSTEE OF THE ROBERT B. HARTE AND PATRICIA A. HARTE REVOCABLE TRUST AGREEMENT U/A DATED FEBRUARY 1, 2000; UNKNOWN BENEFICIARIES OF THE ROBERT B. HARTE AND PATRICIA A. HARTE REVOCABLE TRUST AGREEMENT U/A DATED FEBRUARY 1, 2000; COUNTRY CLUB/EDGEWATER VILLAGE ASSOCIATION, INC.; UNITED STATES OF AMERICA ON BEHALF OF THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

TO: Unknown Beneficiaries of the Robert B. Harte and Patricia A. Harte Revocable Trust Agreement u/a dated February 1, 2000
7143 Presidio Glen
Lakewood Ranch, Florida 34202

YOU ARE NOTIFIED that an action to foreclose a mortgage on the following described property in Manatee County, Florida:

LOT 38, UNIT 1, LAKEWOOD RANCH COUNTRY CLUB VILLAGE, SUBPHASE AA, UNIT 1 A/K/A PRESIDIO & UNIT 2 A/K/A RIVIERA, A SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 42, PAGES 32 THRU 41, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Street Address: 7143 Presidio Glen, Lakewood Ranch, Florida 34202

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on McCabe, Weisberg & Conway, LLC, Plaintiff's attorney, whose address is 3222 Commerce Place, Suite A, West Palm Beach, FL 33407, within 30 days after the date of the first publication of this notice, on or before , 2025, and file the original with the Clerk of this Court, otherwise, a default will be entered against you for the relief demanded in the complaint or petition.

In and for Manatee County:

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

If you are a person with a disability who needs any accommodations in order to participate in this 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 10/17, 2025.

Angelina "Angel" Colonneso
Clerk of said Court
By: K. Gaffney
(SEAL) By: As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, FL 33407
Telephone: (561) 713-1400
FLpleadings@MWC-law.com
File#:25-400448
October 24, 31, 2025 25-02000M

FIRST INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA.
CIVIL DIVISION
CASE NO. 412025CA000868CAAXMA
LAKEVIEW LOAN SERVICING, LLC, Plaintiff, vs.
JAMES E. HALL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order or Summary Final Judgment of foreclosure dated September 9, 2025, and entered in Case No. 412025CA000868CAAXMA of the Circuit Court in and for Manatee County, Florida, wherein LAKEVIEW LOAN SERVICING, LLC is Plaintiff and JAMES E. HALL; UNKNOWN TENANT NO. 1; UNKNOWN TENANT NO. 2; and ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED, are Defendants, ANGELINA "ANGEL" COLONNESO, Clerk of the Circuit Court, will sell to the highest and best bidder for cash website of www.manatee.realforeclose.com, 11:00 a.m., on November 12, 2025 , the following described property as set forth in said Order or Final Judgment, to-wit:

LOT 2, BLOCK A, BAUMER SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 2, PAGE 160, 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. THE COURT, IN ITS DESCRETION, MAY ENLARGE THE TIME OF THE SALE. NOTICE OF THE CHANGED TIME OF SALE SHALL BE PUBLISHED AS PROVIDED HEREIN.

Pursuant to Florida Statute 45.031(2), this notice shall be published twice, once a week for two consecutive weeks, with the last publication being at least 5 days prior to the sale.

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

DATED October 21, 2025.

By: /s/ Ian Dolan
Ian C. Dolan
Florida Bar No.: 757071
Roy Diaz, Attorney of Record
Florida Bar No. 767700
Diaz Anselmo & Associates, P.A.
Attorneys for Plaintiff
499 NW 70th Ave., Suite 309
Fort Lauderdale, FL 33317
Telephone: (954) 564-0071
Facsimile: (954) 564-9252
Service E-mail: answers@dallegal.com
1463-214402 / SM2
October 24, 31, 2025 25-02013M

Email your Legal Notice
legal@businessobserverfl.com
Deadline Wednesday at noon • Friday Publication
SARASOTA • MANATEE
HILLSBOROUGH • PASCO
PINELLAS • POLK • LEE
COLLIER • CHARLOTTE
FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer
LV20006_V23

SUBSEQUENT INSERTIONS

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

THIRD INSERTION

NOTICE OF ACTION FOR DETERMINATION OF PATERNITY
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND MANATEE COUNTY, FLORIDA
Case No.: 2025 DR 1324
SARAH ELIZABETH FRANO, Petitioner, and
THOMAS WELDON HICKLIN, Respondent
TO: THOMAS WELDON HICKLIN, Respondent
The respondent's last known address as of July 18, 2025, is 1609 13th Street West, Palmetto, FL 34221.
YOU ARE NOTIFIED that an action for Determination of Paternity has been filed against you and that you arc required to serve a copy of your written defenses, if any, to it on
SARAH ELIZABETH FRANO, Petitioner c/o her Attorney, D. Scott Wesley, Esq At scott@dswesley-law.com
2127 Ringling Blvd, Ste 103, Sarasota, FL 34237-7025
on or before 8/15/2025 and file the original with the clerk of this Court at 1115 MANATEE AVENUE WEST, BRADENTON, FL 34205.
before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.
The action is asking the court to decide how the following real or personal property should be divided:
Copies of all court documents in this case, including orders, are available at the Clerk of the Circuit Court's office. You may review these documents upon request.
You must keep the Clerk of the Circuit Court's office notified of your current address. (You may file Designation of Current Mailing and E-Mail Address, Florida Supreme Court Approved Family Law Form 12.915.) Future papers in this lawsuit will be mailed or e-mailed to the address(es) on record at the clerk's office.
WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
Dated: 7/18/2025
Angelina Colonneso
Manatee County Clerk of
The Circuit Court
By: (SEAL)
Deputy Clerk
Oct. 3, 10, 17, 24, 2025 25-01824M

HOW TO PUBLISH YOUR
LEGAL NOTICE
IN THE BUSINESS OBSERVER
CALL
941-906-9386
and select the appropriate County name from the menu option
OR E-MAIL:
legal@businessobserverfl.com
Business Observer
LV10242

SECOND 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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 5717 14th Street W, Bradenton, Florida 34207
Phone Number 941-866-6675
Time of Sale 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

SECOND INSERTION

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

SECOND INSERTION

NOTICE OF PUBLIC SALE
Extra Space Storage will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
Facility Address 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

SECOND 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

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4689
Tax Deed #:2025TD000171
NOTICE IS HEREBY GIVEN that CANAL 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: 2023-4689 Year of Issuance 2023 Description of Property UNIT D BLDG 5 HUNTINGTON WOODS CONDO PHASE I PI#61091.5200/6 Parcel ID Number 6109152006 Property Address: 6018 28TH ST W BRADENTON, FL 34207 Names in which assessed: JOHN A SUDNIK, STEVEN D SUDNIK 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
25-01871M

THIRD 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

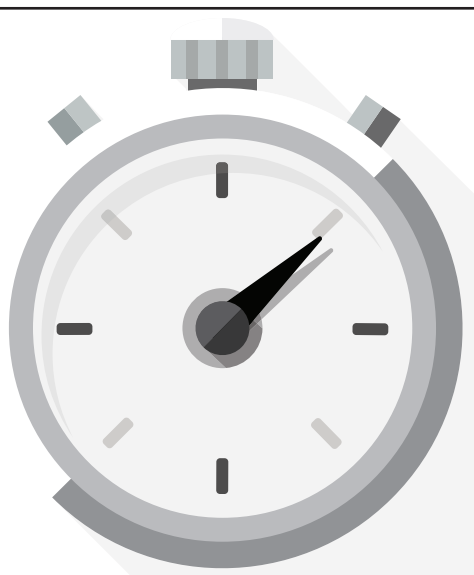
NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 2025CC003355
TARA MASTER ASSOCIATION, INC., a Florida not-for-profit corporation
Plaintiff, vs.
DEBRA ANN BEATON, if living, and if deceased, THE UNKNOWN SPOUSE, HEIRS, BENEFICIARIES, 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, Kari 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.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
WITNESS my hand and the seal of said Court on 10/10, 2025.
ANGELINA "ANGEL" COLONNESO
CLERK OF COURT
By: As Deputy Clerk
October 17, 24, 2025 25-01939M

SECOND 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:
If you cannot afford an attorney, contact Gulfcoast Legal Services at (941) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.
If you are a person with a disability who needs any accommodations in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact the Manatee County Jury Office, P.O. Box 25400, Bradenton, Florida 34206, (941) 741-4062, at least seven (7) days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than seven (7) days; if you are hearing or voice impaired, call 711.
DATED on 10/13/2025.
Angelina Colonneso
As Clerk of the Court
(SEAL) By Kris Gaffney
As Deputy Clerk
File # 25-F02234
October 17, 24, 2025 25-01948M

FOURTH 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 DIMASTRANTONIO,
Respondent.
TO: LINDSAY SANTAMORE A/K/A LINDSAY DIMASTRANTONIO
Respondent's last Known Address (as of August 13, 2025):
4440 Ironwood Circle Bradenton, Florida 34219.
Telephone: (207) 502-3834
YOU ARE NOTIFIED that an action for Emergency Petition for Temporary Custody by Extended Family has been filed against you. You are required to serve a copy of your written defenses, if any, to it on:
Petitioners:
NICHOLAS STUART AND 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


SAVE TIME
E-mail your Legal Notice
legal@businessobserverfl.com
LV10168

--- ESTATE / ACTION ---

SECOND 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.

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

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

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

The date of the first publication of this Notice is 10/17/25.

Personal Representative
HEATHER DEVINE
c/o Richard Barton Ray,
Registered Agent
6108 26th Street West, Suite 2
Bradenton, Florida 34207
Attorney for Personal Representative:
s/Richard Barton Ray
RICHARD BARTON RAY, Esquire
6108 26th Street West, Suite 2
Bradenton, Florida 34207
(941) 755-3731
Florida Bar No: 0717381
October 17, 24, 2025 25-01929M

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

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.

Kevin Stickler
P.O. Address: 617 35th Street W,
Bradenton, FL 34205
Loren M. Paul, Esq.
Florida Bar No. 0174660
Attorneys for Personal Representative
Baker & Paul
503 Manatee Avenue East
Bradenton, FL 34208
Telephone: 9417470888
Email Addresses:
Rhonda@bpdlawoffice.com
Service@bpdlawoffice.com
October 17, 24, 2025 25-01963M

SECOND 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 AS A 1989 PALM 40', IDENTIFICATION NOS. PH092349A AND PH092349B AND TITLE NOS. 46819945 AND 46819948, RESPECTIVELY, WHICH IS PERMANENTLY AFFIXED TO THE REAL PROPERTY DESCRIBED ABOVE, IN ACCORDANCE WITH FLORIDA LAW.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and seal of said Court on the 15th day of October, 2025.

ANGELINA " ANGEL" COLONESSO, ESQ.
CLERK OF COURT OF MANATEE COUNTY
As Clerk of the Court
(SEAL) BY: Deputy Clerk
25-11945FL
October 17, 24, 2025 25-01960M

SECOND 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 BREWER5 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 NOTICE.

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

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

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

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

HENDRIX LEE BREWER,
Personal Representative
Attorney for Personal Representative:
Scott R. Bugay, Esquire
Florida Bar No. 5207
2501 Hollywood Blvd. Suite 206
Hollywood, Florida 33020
Telephone: (305) 956-9040
Fax: (305) 945-2905
Primary Email:
Scott@srblawyers.com
Secondary Email:
Jennifer@srblawyers.com
October 17, 24, 2025 25-01959M

SECOND 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 County Courthouse, P.O. Box 25400, Bradenton, Florida 34206. The name and address of the Petitioner and the Petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT SO FILED WILL BE FOREVER BARRED.

The date of first publication of this Notice is 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

SECOND 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. 0. 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) 746-6151 or www.gulfcoastlegal.org, or Legal Aid of Manasota at (941) 747-1628 or www.legalaidofmanasota.org. If you do not qualify for free legal assistance or do not know an attorney, you may email an attorney referral service (listed in the phone book) or contact the Florida Bar Lawyer Referral Service at (800) 342-8011.

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

WITNESS my hand and seal of this Court on the 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

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. 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 than the property owner as of the date of the lis pendens must file a claim in accordance with Florida Statutes, Section 45.031.

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

Dated this 14 day of October, 2025.

By: \S\Danielle Salem
Danielle Salem, Esquire
Florida Bar No. 0058248
Communication Email:
dsalem@raslg.com
ROBERTSON, ANSCHUTZ, SCHNEID, CRANE & PARTNERS, PLLC
Attorney for Plaintiff
6409 Congress Ave., Suite 100
Boca Raton, FL 33487
Telephone: 561-241-6901
Facsimile: 561-997-6909
Service Email: flmail@raslg.com
20-058968 - ErS
October 17, 24, 2025 25-01957M

SECOND 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 RANSDELL 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.

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:
Jeffrey A. Ransdell
Attorney for Personal Representative:
FLORIDA ELDER LAW & LEGACY PLANNING
/s/ T. Edmund Spinks
T. Edmund Spinks, Esq.
Fla Bar No. 0423947
2801 W. Busch Blvd. Ste 200
Tampa, FL 33618
Phn: 813-651-1233
Email: ed@flellp.com
October 17, 24, 2025 25-01961M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4432
Tax Deed #:2025TD000168

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: 2023-4432 Year of Issuance 2023 Description of Property LOT 25 BLK F CASA LOMA MOBILEHOME SUB PI#55897.1825/2 Parcel ID Number 5589718252 Property Address: 104 50TH AVENUE PLZ E BRADENTON, FL 34203 Names in which assessed: HAROLD B BARRETT, PEARL BARRETT 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
25-01868M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-500
Tax Deed #:2025TD000198

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER - SERIES 82 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-500 Year of Issuance 2023 Description of Property LOT 20 BLK N KINGSFIELD PHASE V PI#5036.2330/9 Parcel ID Number 503623309 Property Address: 12073 WARWICK CIR PARRISH, FL 34219 Names in which assessed: MICHAEL SLOBODYNSKY, NATALIA SLOBODYNSKY 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
25-01885M

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

--- ESTATE ---

SECOND 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

SECOND 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

SECOND 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 WITHIN 3 MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE.

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

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

The date of first publication of this notice is: 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

SECOND 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

SECOND 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

SECOND 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@elderlegalfl.com
Secondary E-Mail:
pollyb@elderlegalfl.com
October 17, 24, 2025 25-01947M

SECOND 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@bonnieabrownpa.com
Secondary E-Mail:
cynthia@flestateparalegal.com
October 17, 24, 2025 25-01956M

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-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

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 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

PUBLISH YOUR LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

Call **941-906-9386**

or email **legal@businessobserverfl.com**

FLORIDA'S NEWSPAPER FOR THE C-SUITE
Business Observer

SECOND INSERTION

NOTICE OF PUBLIC SALE

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

--- ACTIONS / SALES ---

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 412025CA000214CAAXMA
CITIZENS BANK, N.A., Plaintiff, vs.
DAVID CHARLOT; BLANE T. CHARLOT A/K/A BLANE CHARLOT; SUNNOVA TE MANAGEMENT, LLC, Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Uniform Final Judgment of Foreclosure dated September 22, 2025, and entered in Case No. 412025CA000214CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein Citizens Bank, N.A., is Plaintiff and David Charlot; Blane T. Charlot a/k/a Blane Charlot; Sunnova TE Management, LLC, are Defendants, the Office of the Clerk, Manatee County Clerk of the Court will sell via online auction at www.manatee.realforeclose.com at 11:00 a.m. on the 9th day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 115, OF POLO RUN PHASE 1A AND 1B, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 61, PAGE 76, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

Property Address: 18104 Polo Trail, Bradenton, Florida 34211

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

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

Dated: 10/9/2025
McCabe, Weisberg & Conway, LLC
By: Craig Stein
Craig Stein, Esq.
Florida Bar No. 0120464
McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 25-400018
October 17, 24, 2025 25-01937M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA IN AND FOR MANATEE COUNTY FAMILY LAW DIVISION
CASE NO: 2025 DR 283
MONIQUE CYR, Petitioner/Wife, And RYAN WOOD, Respondent/Husband.

TO: Ryan Wood
1207 13th Avenue West, Bradenton, Florida 34205

YOU ARE NOTIFIED that an action for Dissolution of Marriage has been filed against you, including a request to partition real property located at 1207 13th Avenue North, Bradenton, Florida 34205, and that you are required to serve a copy of your written defenses, if any, to it on Erin K. Barnett, Esq., counsel for the Petitioner, Monique Cyr, whose address is 1700 66th Street North, Suite 206, St. Petersburg, FL 33710 on or before 28 days after first publication through the Business Observer, and file the original with the clerk of this Court at 1115 Manatee Avenue W, Bradenton, Florida 34205, before service on Petitioner or immediately thereafter. If you fail to do so, a default may be entered against you for the relief demanded in the petition.

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 e-mailed to the address(es) on record at the clerk's office. WARNING: Rule 12.285, Florida Family Law Rules of Procedure, requires certain automatic disclosure of documents and information. Failure to comply can result in sanctions, including dismissal or striking of pleadings.

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

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

Dated: 10/10/2025
CLERK OF THE CIRCUIT COURT
(SEAL) By:
Deputy Clerk
Oct. 17, 24, 31; Nov. 7, 2025
25-01942M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT OF FLORIDA, IN AND FOR MANATEE COUNTY CIVIL DIVISION
Case No. 41-2025-CA-000861
SUNCOAST CREDIT UNION, A FEDERALLY INSURED STATE CHARTERED CREDIT UNION Plaintiff, vs.
UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KENNETH R. PALMER, DECEASED, TINA LOUISE PALMER, AS KNOWN HEIR OF KENNETH R. PALMER, MICHELLE DAWN GOGLIA, AS KNOWN HEIR OF KENNETH R. PALMER, KATHERINE LEIGH HICKS, AS KNOWN HEIR OF KENNETH R. PALMER, et al. Defendants.

TO: UNKNOWN HEIRS, DEVISEES, GRANTEES, ASSIGNEES, LIENORS, CREDITORS, TRUSTEES OF KENNETH R. PALMER, DECEASED CURRENT RESIDENCE UNKNOWN

You are notified that an action to foreclose a mortgage on the following property in Manatee County, Florida:

LOT 16, BLOCK "C", BAYSHORE GARDENS, SECTION 6, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 11, PAGE 59, OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

commonly known as 6619 GEORGIA AVE, BRADENTON, FL 34207 has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Jennifer M. Scott of Kass Shuler, P.A., plaintiffs attorney, whose address is P.O. Box 800, Tampa, Florida 33601, (813) 229-0900, on or before 30 days from the first date of publication and file the original with the Clerk of this Court either before service on the Plaintiffs attorney or immediately thereafter; otherwise, a default will be entered against you for the relief demanded in the Complaint.

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

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

Dated: October 15TH, 2025.
CLERK OF THE COURT
Honorable Angelina M. Colonneso
1115 Manatee Avenue West
Bradenton, Florida 34205-7803
(SEAL) By: Kris Gaffney
Deputy Clerk
October 17, 24, 2025 25-01962M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Clerk Case No.: 2025 CA 1795 AX
Agency Case No.: 2025-013842
IN RE: FORFEITURE OF: SEVENTEEN THOUSAND SEVEN HUNDRED SIXTY-SEVEN DOLLARS ($17,767.00) IN U.S. CURRENCY AND ONE GOLD LINK BRACELET

TO ALL PERSONS OR ENTITIES HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED:

YOU ARE NOTIFIED that an action pursuant to the Florida Contraband Forfeiture Act has been filed by Petitioner, Manatee County Sheriff's Office, on the following property in Manatee County, Florida, SEVENTEEN THOUSAND SEVEN HUNDRED SIXTY-SEVEN DOLLARS ($17,767.00) IN U.S. CURRENCY AND ONE GOLD LINK BRACELET and you are required to serve a copy of your written defenses to it, if any, on the Attorney for Petitioner, Brian A. Iten, General Counsel, Manatee County Sheriff's Office, at the address of 600 Hwy. 301 Blvd. W., Ste. 202, Bradenton, FL 34205 within 20 days after last publication of this Notice and file the original with the Clerk of this Court either before service on Petitioner's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

DATED: 9/8/2025
ANGELINA COLONNESO, CLERK OF THE CIRCUIT COURT
MANATEE COUNTY, FLORIDA
1115 Manatee Avenue West
Bradenton, FL 34205
(SEAL) By: Kris Gaffney
Deputy Clerk
October 17, 24, 2025 25-01943M

SECOND INSERTION

NOTICE OF ACTION
THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
CASE NO.: 2025-CA-001295
DOLORES GRIFFIN and LONNIE GRIFFIN, JR., Plaintiffs, vs.
CRYSTAL D JSHOMBACH THE UNKNOWN HEIRS OF SAMUEL REEVES, SR., deceased and THE UKNOWN HEIRS OF ROSA MAE BOGGAN, deceased, Defendants.

TO: THE UNKNOWN HEIRS OF SANUEL REEVES, SR., deceased
LAST KNOWN ADDRESS: 1418 23rd Ave East, Bradenton, FL 34208
CURRENT ADDRESS: Unknown
and
THE UNKNOWN HEIRS OF ROSA MAE BOGGAN, deceased
LAST KNOWN ADDRESS: 1418 23rd Ave East, Bradenton, FL 34208
CURRENT ADDRESS: Unknown

YOU ARE NOTIFIED that an action to quiet title on the following property in Manatee County, Florida:

Parcel Identification Number: 46911.0000/4

has been filed against the above defendants and you are required to serve a copy of your written defenses, if any, on or before 11/24, 2025, on Richard P. Green, Esq., Lewis, Longman & Walker, P.A., 100 Second Avenue S., Suite 501-S, St. Petersburg, FL 33701, and file the original with this Court either before service on Plaintiff's attorney or immediately thereafter; otherwise a default will be entered against you for the relief demanded in the Complaint.

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

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

WITNESS my hand and the seal of this Court on this 13th day of October, 2025.

Angelina "Angel" Colonneso,
Manatee County
Clerk of the Circuit Court
& Comptroller
(SEAL) By: As Deputy Clerk
Oct. 17, 24, 31; Nov. 7, 2025
25-01949M

SECOND INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE 12th JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY, FLORIDA
Case No.: 2025-CA-001501
Judge Edward Nicholas
AMUR EQUIPMENT FINANCE, INC. a Nebraska corporation Plaintiff, VS.
STAMPEDE EXPRESS, INC., JESSICA NICOLE KATZENBERGER and CODEY J. JONES, Defendants.

TO: STAMPEDE EXPRESS, INC.:41100 State Road 64 East, Myakka City, FL 34251:
JESSICA NICOLE KATZENBERGER, 41100 State Road 64 East, Myakka City, FL 34251:
CODEY J. JONES 41100 State Road 64 East, Myakka City, FL 34251:

YOU ARE NOTIFIED that an action for Breach of Equipment Finance Agreements (Stampede Express, Inc.) and Breach of Guaranty (Jessica Nicole Katzenberger and Codey J. Jones) has been filed against you in Manatee County, Florida for the amount of $190,920.86, plus interest accruing at the contract rate of 18% per annum from July 1, 2024.

A complaint has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Anthony Aragona, Esq., the Plaintiff's attorney, whose address is 1036 Grove Park Circle, Boynton Beach, FL 33436, on or before 11/20 2025, 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.

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

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

WITNESS my hand and the seal of Court in Manatee County, Florida on this 9TH day of Oct, 2025.

By: (SEAL) Kris Gaffney
Attorney for Plaintiff:
Anthony J. Aragona, III
Anthony J. Aragona III, P.A.
1036 Grove Park Cir.
Boynton Beach, FL 33436
Telephone: (561) 649-1790
Email: anthony.aragona@att.net
Oct. 17, 24, 31; Nov. 7, 2025
25-01941M

FOURTH INSERTION

NOTICE OF ACTION PETITION FOR TERMINATION OF PARENTAL RIGHTS
IN THE CIRCUIT COURT OF THE TWELFTH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
CASE NUMBER: 2025-DR-000965AX and 2025-DR-000966AX
DIVISION: FAMILY
IN THE INTEREST OF: D.S. AND R.S., Children, NICHOLAS STUART AND CASANDREA STUART, Petitioner, AND LINDSAY SANTAMORE AKA LINDSAY DIMASTRANTONIO, Respondent.

TO: LINDSAY SANTAMORE A/K/A LINDSAY DIMASTRANTONIO
Respondent's last Known Address (as of August 13, 2025):
4440 Ironwood Circle Bradenton, Florida 34219.
Telephone: (207) 502-3834

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

Petitioners:
NICHOLAS STUART AND 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

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWELFTH JUDICIAL CIRCUIT IN AND FOR MANATEE COUNTY FLORIDA
Case No.: 2025-CC-1084AX
COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida non-profit corporation, Plaintiff, vs.
SHAWN V. BROTHERTON; UNKNOWN SPOUSE OF SHAWN V. BROTHERTON; UNKNOWN PARTY OR PARTIES IN POSSESSION OF THE SUBJECT PROPERTY AND THE SECRETARY OF HOUSING AND URBAN DEVELOPMENT, Defendant(s).

NOTICE is hereby given that, pursuant to the UNIFORM FINAL JUDGMENT OF FORECLOSURE entered October 8, 2025, in this cause, in the County Court of Manatee County, Florida, the Office of Angelina "Angel" Colonneso, Clerk of the Circuit Court and Comptroller, shall sell the property situated in Manatee County, Florida, described as:

LOT 173, COVERED BRIDGE ESTATES PHASE 4A, 4B, 5A & SB, according to the map or plat thereof, as recorded in Plat Book 44, page(s) 195 through 207, inclusive, of the Public Records of Manatee County, Florida. Also known as 6302 FRENCH CREEK COURT, ELLENTON, FL 34222.

Parcel ID: 746500169

at public sale, to the highest and best bidder, for cash, online at https://www.manatee.realforeclose.com, on: December 9, 2025, beginning at 11:00 AM.

Any persons claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Respectfully submitted,
Johnson Pope Bokor Ruppel & Burns, LLP
360 Central Avenue, Suite 500
St. Petersburg, FL 33701
(727) 999-9900 - Telephone
(727) 800-5981 – Facsimile
Primary Email Address:
kmaller@jpfirm.com
Secondary Email Address:
kmurphy@jpfirm.com
Attorneys for Plaintiff, COVERED BRIDGE ESTATES COMMUNITY ASSOCIATION, INC., a Florida not for profit corporation
By: s/Karen E. Maller
Karen E. Maller, Esquire
Florida Bar No. 822035
Matter 151155
October 17, 24, 2025 25-01938M

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 12TH JUDICIAL CIRCUIT, IN AND FOR MANATEE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
CASE NO: 412025CA000200CAAXMA
PENNYMAC LOAN SERVICES, LLC, Plaintiff, vs.
ENDER ARTURO LUZARDO DIAZ; AURA ELISA RINCON SOTO; ENDER JAVIER LUZARDO DIAZ; SUMMERWOODS HOMEOWNERS ASSOCIATION, INC.; UNKNOWN SPOUSE OF ENDER JAVIER LUZARDO DIAZ; UNKNOWN TENANT #1; UNKNOWN TENANT #2, Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to a Uniform Final Judgment of Mortgage Foreclosure dated September 30, 2025 entered in Civil Case No. 412025CA000200CAAXMA of the Circuit Court of the 12TH Judicial Circuit in and for Manatee County, Florida, wherein PENNYMAC LOAN SERVICES, LLC is Plaintiff and ENDER ARTURO LUZARDO DIAZ, AURA ELISA RINCON SOTO and ENDER JAVIER LUZARDO DIAZ, et al, are Defendants. The Clerk, ANGELINA M. COLONNESO, shall sell to the highest and best bidder for cash at MANATEE County's On-Line Public Auction website: https://www.manatee.realforeclose.com at 11:00 AM on December 03, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in MANATEE County, Florida, as set forth in said Uniform Final Judgment of Mortgage Foreclosure to-wit:

LOT 101 AS SHOWN ON PLAT ENTITLED. "SUMMERWOODS - PHASE II" AND RECORDED WITH THE CLERK OF THE CIRCUIT COURT, PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA IN BOOK 69, PAGES 126-137.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim before the clerk reports the surplus as unclaimed. The court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

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

Todd Drosky, Esq.
FRENKEL LAMBERT WEISMAN & GORDON, LLP
One East Broward Boulevard, Suite 1111
Fort Lauderdale, Florida 33301
Telephone: (954) 522-3233 |
Fax: (954) 200-7770
FL Bar #: 54811
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
fleservice@flwlaw.com
04-100683-F00
October 17, 24, 2025 25-01936M

--- TAX DEEDS ---

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1368
Tax Deed #:2025TD000182

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 87 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: 2023-1368 Year of Issuance 2023 Description of Property UNIT 2326 BLDG 23 OF PH I OF VERANDA IV AT RIVER STRAND PI#11018.5560/9 Parcel ID Number 1101855609 Property Address: 6715 GRAND ESTUARY TRL BRADENTON, FL 34212 Names in which assessed: GEORGE JAMES MCMURTRY JR, LAURA MARIE MOSIER 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 25-01884M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5521
Tax Deed #:2025TD000200

NOTICE IS HEREBY GIVEN that HMF FL A, LLC TESCO CUSTODIAN 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: 2023-5521 Year of Issuance 2023 Description of Property PH 2 BLDG B WINDWARD BAY, A CONDO ALSO 1/151ST INT IN LEASE AREA PI#80079.1170/7 Parcel ID Number 8007911707 Property Address: 4900 GULF OF MEXICO DR UNIT PH2 LONGBOAT KEY, FL 34228 Names in which assessed: BARBARA JEAN HOEY, KATHLEEN HOEY 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 25-01887M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2022-3044
Tax Deed #:2025TD000179

NOTICE IS HEREBY GIVEN that HMF FL C, 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: 2022-3044 Year of Issuance 2022 Description of Property UNIT 204, RIVER YACHT & RACQUET CLUB CONDO SEC ONE, TOGETHER WITH PARKING SPACE #18 PI#32491.1060/6 Parcel ID Number 3249110606 Property Address: 204 3RD ST W BRADENTON, FL 34205 Names in which assessed: CHERYL BRAUER, FRANK J BRAUER 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 25-01880M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3928
Tax Deed #:2025TD000165

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: 2023-3928 Year of Issuance 2023 Description of Property UNIT 704-L IRONWOOD TENTH CONDO PI#50964.1000/5 Parcel ID Number 5096410005 Property Address: 3680 IRONWOOD CIR APT 704L BRADENTON, FL 34209 Names in which assessed: JANET E WILLIAMS, JANET E WILLIAMS REV TRUST AGREEMENT DTD 10/1/2003 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 25-01864M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4694
Tax Deed #:2025TD000172

NOTICE IS HEREBY GIVEN that MERIDIAN 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: 2023-4694 Year of Issuance 2023 Description of Property UNIT 50 VIVIENDA AT BRADENTON II CONDO PI#61091.6425/8 Parcel ID Number 6109164258 Property Address: 3208 VIVIENDA BLVD BRADENTON, FL 34207 Names in which assessed: SUPHAWADEE PUNTAWONG, SURAPONG PUNTAWONG 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 25-01873M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-716
Tax Deed #:2025TD000175

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: 2023-716 Year of Issuance 2023 Description of Property LOT 350, LAKEWOOD RANCH SOLERA PH IA & IB PI #5811.1885/9 Parcel ID Number 581118859 Property Address: 17758 CANTARINA CV BRADENTON, FL 34211 Names in which assessed: GAMAL KHALIL ABDELMALAK 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 25-01875M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4294
Tax Deed #:2025TD000166

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: 2023-4294 Year of Issuance 2023 Description of Property LOTS 110,111 PIC-TOWN PI#54536.0000/8 Parcel ID Number 5453600008 Property Address: 1006 50TH AVENUE TER W BRADENTON, FL 34207 Names in which assessed: RICHARD ALLEN GIBBS 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 25-01866M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4824
Tax Deed #:2025TD000197

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: 2023-4824 Year of Issuance 2023 Description of Property UNIT 102 PHASE II THE RACQUET CLUB VILLAS CLUB AMENDED PI#61482.0110/3 Parcel ID Number 6148201103 Property Address: 6102 COURTSIDE DR BRADENTON, FL 34210 Names in which assessed: VICTOR A BARBOZA 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 25-01883M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4839
Tax Deed #:2025TD000173

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: 2023-4839 Year of Issuance 2023 Description of Property LOT 12 BLK H BAYSHORE GARDENS SEC NO 3 PI#61839.0000/7 Parcel ID Number 6183900007 Property Address: 6611 WELLESLEY DR BRADENTON, FL 34207 Names in which assessed: DOLORES M VASQUEZ, FREDY VENTURA 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 25-01874M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4598
Tax Deed #:2025TD000170

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: 2023-4598 Year of Issuance 2023 Description of Property APT 4 SEC NO 8 BLDG J BAYSHORE GARDENS CONDOMINIUM APTS PI#59303.0000/8 Parcel ID Number 5930300008 Property Address: 1552 PLEASANT RD UNIT J4 BRADENTON, FL 34207 Names in which assessed: LUCI W HARTMANN, MARY ANN ROCA CRABTREE 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 25-01870M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5130
Tax Deed #:2025TD000174

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: 2023-5130 Year of Issuance 2023 Description of Property BOAT SLIP 13 ORB 116 P 286 PI#69547.0000/8 Parcel ID Number 6954700008 Property Address: 8303 MARINA DR UNIT SLIP 13 HOLMES BEACH, FL 34217 Names in which assessed: GUILLARO WORLDWIDE ENTERPRISES 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01872M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-1358
Tax Deed #:2025TD000181

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 10 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: 2023-1358 Year of Issuance 2023 Description of Property UNIT 1213 BLDG 12 VERANDA II AT RIVER STRAND PH I LESS 1/16TH INT IN OIL & MINERAL RIGHTS PER DB 239 PG 368 PI#11018.0415/9 Parcel ID Number 1101804159 Property Address: 7225 RIVER HAMMOCK DR BRADENTON, FL 34212 Names in which assessed: CATHERINE M PERRY, LAWRENCE J PERRY 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 25-01881M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-735
Tax Deed #:2025TD000176

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: 2023-735 Year of Issuance 2023 Description of Property UNIT 613, BLDG 6, TERRACE III AT LAKEWOOD NATIONAL PH 2 PI #5815.6280/9 Parcel ID Number 581562809 Property Address: 17108 VARDON TER UNIT 103 BRADENTON, FL 34211 Names in which assessed: BARBARA KING, FREDERICK ROY-KING, KRISTI KING-NELSON, KRISTI MICHELLE KING-NELSON, TRENT NELSON 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 25-01878M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-818
Tax Deed #:2025TD000201

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 85 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-818 Year of Issuance 2023 Description of Property LOT 14 UNIT 1 COUNTRY CLUB EAST AT LAKEWOOD RANCH SP OO UNIT 1 A/K/A VALDERRAMA AND UNIT 2 A/K/A LEOPARD CREEK. PI#5865.2070/9 Parcel ID Number 586520709 Property Address: 15407 HELMSDALE PL BRADENTON, FL 34202 Names in which assessed: SHAUN M STAEHLIN 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 25-01888M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5022
Tax Deed #:2025TD000199

NOTICE IS HEREBY GIVEN that HMF FL A, LLC TESCO CUSTODIAN 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: 2023-5022 Year of Issuance 2023 Description of Property UNIT 42 C SHADYBROOK VILLAGE A CONDO PI#66177.2130/0 Parcel ID Number 6617721300 Property Address: 6875 WHITMAN CT SARASOTA, FL 34243 Names in which assessed: MICHAEL O TYLER 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 25-01886M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2022-1895
Tax Deed #:2025TD000178

NOTICE IS HEREBY GIVEN that HMF FL F 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: 2022-1895 Year of Issuance 2022 Description of Property UNIT 8-202 MAGNOLIA CROSSING A CONDOMINIUM PI#17315.9335/9 Parcel ID Number 1731593359 Property Address: 7641 SWEETBAY CIR BRADENTON, FL 34203 Names in which assessed: JOAN B ROCHE, MICHAEL B ROCHE 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 25-01879M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-4415
Tax Deed #:2025TD000167

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: 2023-4415 Year of Issuance 2023 Description of Property UNIT 541 GOLF LAKES RESIDENTS COOPERATIVE PI#55895.0546/9 Parcel ID Number 5589505469 Property Address: 4914 1 A ST E GULF LAKES ESTATES BRADENTON, FL 34203 Names in which assessed: FRANCIS B NEWTON, LINDA L NEWTON 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 25-01867M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-3418
Tax Deed #:2025TD000163

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 06 the holder of the following certificate(s) has filed said certificate(s) for a tax deed to be issued thereon. The certificate number(s), year(s) of issuance, the description of the property and the name(s) in which it was assessed are as follows: Certificate Number: 2023-3418 Year of Issuance 2023 Description of Property LOT 5 A PRESTON BOYD ADD PI#43487.0000/8 Parcel ID Number 4348700008 Property Address: 1016 10TH AVE W APT A BRADENTON, FL 34205 Names in which assessed: TENTH AVENUE WEST 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 11/10/2025 at 10:00 am, by Angelina Colonneso, Manatee County Clerk of the Courts.

Oct. 10, 17, 24, 31, 2025 25-01865M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-5054
Tax Deed #:2025TD000056

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: 2023-5054 Year of Issuance 2023 Description of Property LOT 16, UNIT 9, WOODS OF WHITFIELD, UNITS 8 AND 9, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 22, PAGES 12 THROUGH 14 OF THE PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA PI#66502.1210/0 Parcel ID Number 6650212100 Property Address: 904 CYPRESS WOOD LN SARASOTA, FL 34243 Names in which assessed: 1 LOFTS AT MAYFAIR CONDOMINIUM, OAKS HOLDINGS 34639 LLC, ORLANDO ASSESTS ONE TRUST 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 25-01877M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-863
Tax Deed #:2025TD000177

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: 2023-863 Year of Issuance 2023 Description of Property LOT 14 BLK C LAKEWOOD RANCH COUNTRY CLUB VILLAGE SUBPHASE L UNITS 1 & 2 A/K/A SANDHILLS; SUBPHASE M UNITS 1 & 2 A/K/A TWIN HILLS; SUBPHASE N, UNITS 1 & 2 A/K/A PORTMARNOCK SUBPHASE O, UNITS 1 & 2 A/K/A ASHLAND, PI#5884.8125/9 Parcel ID Number 588481259 Property Address: 7004 PORTMARNOCK PL BRADENTON, FL 34202 Names in which assessed: DARLENE F PHIPPS, ROBERT J PHIPPS 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 25-01876M

THIRD INSERTION

NOTICE OF APPLICATION FOR TAX DEED
Section 197.512 F.S.
Certificate Number: 2023-414
Tax Deed #:2025TD000196

NOTICE IS HEREBY GIVEN that ATCF II DELAWARE MASTER LLC - SERIES 85 ALTERNA TAX CERTIFICATE FUND II LP 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: 2023-414 Year of Issuance 2023 Description of Property COM AT A PT ON THE W LN OF SEC 29, TWN 33 S, RNG 19 E, 420 FT S OF THE PT WHERE THE S LN OF THE PUBLIC HWY RUNNING FROM PARRISH, FLA TO THE BIG SAW GRASS INTERSECTS SD W LN OF SEC 29, RUN TH N 73 DEG 33 MIN E, 710 FT; TH S, 105 FT FOR A POB; TH CONT S, 20.85 FT; TH N 73 DEG 33 MIN E, 123.91 FT; TH S, 84.15 FT; TH N 73 DEG 33 MIN E, 86.09 FT; TH N 105 FT; TH S 73 DEG 33 MIN W, 210 FT TO POB PI#4452.0010/9 Parcel ID Number 445200109 Property Address: 7782 119TH AVE E PARRISH, FL 34219 Names in which assessed: DARLENE SIMS, JAMES SIMS 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 25-01882M

CHARLOTTE COUNTY LEGAL NOTICES

--- PUBLIC SALES ---

FIRST INSERTION

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

NOTICE IS HEREBY GIVEN that the undersigned, desiring to engage in business under the fictitious name of McKenzie Charter Company located at 21205 Burkhart Dr, in the County of Charlotte, in the City of Port Charlotte, Florida 33952 intends to register the said name with the Division of Corporations of the Florida Department of State, Tallahassee, Florida.

Dated at Port Charlotte, Florida, this 15TH day of October, 2025.

MCKENZIE CHARTERCO LLC

October 24, 2025 25-01095T

FIRST INSERTION

NOTICE OF PUBLIC SALE

Notice is hereby given that on 11/07/2025 at 10:30 am, the following mobile home will be sold at public auction pursuant to F.S. 715.109. 1983 FEST HS FLFL1AD037904412. Last Tenants: TIMOTHY E WISNIEWSKI, ALL UNKNOWN BENEFICIARIES, HEIRS, SUCCESSORS, ASSIGNS, AND DEVISEES OF TIMOTHY WISNIEWSKI; AND UNKNOWN PARTY OR PARTIES IN POSSESSION and all unknown parties beneficiaries heirs. Sale to be at NHC-FL 118, LLC, DBA SHELL CREEK RV RESORT AND MARINA, 35711 WASHINGTON LOOP ROAD, PUNTA GORDA, FL 33982. 813-241-8269.

October 24, 31, 2025 25-01116T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8008 - Port Charlotte

Facility Address: 7001 Gasparilla Road, Port Charlotte, FL 33981 US

Facility Phone: 1+ (941) 999-3122

Description: Entire contents of unit consisting of, but not limited to: Jacquelyn Lardon- mattress, box spring, dresser, sofa, recliner, tabletop, chairs. Paul Werner- dryer, misc. furniture, misc. Items.

Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-01105T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 8353 - Englewood

Facility Address: 4381 Placida Rd., Englewood, FL 34224 US

Facility Phone: 1+ (941) 621-2369

Description: Entire contents of unit consisting of, but not limited to: RONALD DOVE- Household items, multiple boxes, TV, fishing poles.

Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025, at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-01106T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 7016 - Punta Gorda

Facility Address: 6221 Marlympia Way, Punta Gorda, FL 33950 US

Facility Phone: 1+ (941) 505-8777

Description: Entire contents of unit consisting of, but not limited to: Mark Johnson- Toolboxes, generator, ladder, A/C gages, drills, misc. Tools. Raymond Harmon- Hardware unit, tools, one big tool box, misc. tools, skateboard, ladder, plants clothes, wood. Tammie Christena- Fan, Shop Vac, wagon, coolers, ladders, weed eater, rug, boxes, totes, pots & pans, riding lawn mower, toys, tailgate ramps. Teteal Harris- Chairs, Organ, bike, fan, hedge trimmer, art work, stool, misc.

Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-01104T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Pursuant to the lien granted by the Florida Self-Storage Facility Act, notice is hereby given that the undersigned self-storage units will be sold at a public sale by competitive bidding, to satisfy the lien of the Lessor, with Metro Storage LLC as managing agent for Lessor, for rental and other charges due from the undersigned. The said property has been stored and is located at the respective address below. Units up for auction will be listed for public bidding on-line at www.StorageTreasures.com (Chris Rosa Auctioneer License AU 4167) beginning five days prior to the scheduled auction date and time. The terms of the sale will be by lot to the highest bidder for cash only. A 10% buyer's premium will be charged per unit. All sales are final. Metro Self Storage LLC reserves the right to withdraw any or all units, partial or entire, from the sale at any time before the sale or to refuse any bids. The property to be sold is described as "general household items" unless otherwise noted. All contents must be removed completely from the property within 48 hours or sooner or are deemed abandoned by bidder/buyer. Sale rules and regulations are available at the time of sale.

Property includes the storage unit contents belonging to the following tenants at the following locations:

Metro Self Storage
1231 Kings Highway
Port Charlotte, FL 33980

The bidding will close on the website StorageTreasures.com and a high bidder will be selected on **November 11, 2025 at 10AM**

Occupant Name	Unit	Description of Property
Pauline Brier	11110	Household Items
Kim Jansen	11095	Household Items
Nicola Baker, Nicola A Baker	11131	Household Items
Gina Friemann	10062	Household Items
Jonathan McKeel, Jonathan R McKeel	11124	Household Items
Jarad Collins	07008	Household Items
Luis Martinez	05070	Household Items
Ronnie Chamberlain, Ronald Chamberlain	08009	Household Items
Shelia Lucan	10006	Household Items
Brennan Kosarue	08026	Household Items

October 24, 31, 2025 25-01097T

FIRST INSERTION

FIRELIGHT COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Firelight Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952 on the following dates:

November 20, 2025
December 18, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 21, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://firelightcdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager

October 24, 2025 25-01109T

FIRST INSERTION

NOTICE OF PUBLIC SALE OF PERSONAL PROPERTY

Please take notice SmartStop Self Storage located at 3811 Tamiami Trail, Punta Gorda FL 33950, intends to hold an auction of the goods stored in the following units to satisfy the lien of the owner. The sale will occur as an online auction via www.selfstorageauction.com on 11/13/2025 at 2:30pm. Contents include personal property along with the described belongings to those individuals listed below.

120	Rubiel Mora	Boxes, Bags,Totes
2508	Jessica See	Clothing, Books
250	Nicole Louloudes	Tools

Purchases must be paid at the above referenced facility in order to complete the transaction. SmartStop Self Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property. Please contact the property with any questions (941) 993-9071.

October 24, 31, 2025 25-01096T

FIRST INSERTION

NOTICE OF PUBLIC SALE

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

Facility Name: iStorage - 3505 - North Port

Facility Address: 2245 Bobcat Village Center Rd., North Port, FL 34288 US

Facility Phone: 1+ (941) 390-3132

Description: Entire contents of unit consisting of, but not limited to: James Green-Fishing poles, night stands, dresser, lamp, baskets, boxes, cords, mattress, box spring, bike, toys, tools, step ladder, and misc. household items. Daury Disla Lebron- Mattresses and Box springs. Cheryl Muscato- Computer, printer, traps, shop vac, toaster oven, tools, shelf, boxes, weed eater, belts, pots, crockpot, fishing poles, misc. Items. Joshua Bellis- Dolly, bins, boxes, photos, rocking horse, yarn, jewelry boxes, decorations, books and clothes. Shon Thomas- Patio furniture, trash can, cushions, recliner, boxes, end table. Sylvia McCoy- Dog Cages, buckets, plastic sheets, horse treadmill, boxes, blankets, fan. Eeng Purnomo- toddler mattress, tv, vacuum and toys.

Bidding: All bidding will take place online at StorageTreasures.com on November 13, 2025 at 11:00am. Property will be sold to the highest bidder.

October 24, 31, 2025 25-01103T

FIRST INSERTION

PUBLIC NOTICE

Notice is hereby given that the Southwest Florida Water Management District (District) issued on October 20, 2025, a Water Use Permit short form letter modification which included an ownership transfer, change in irrigation location, reduction in irrigated acreage, and removal of the surface water withdrawal at Coral Lakes, by applicants: CC Burnt Store, LLC, 111 South Armenia Avenue, Suite 201, Tampa, Florida 33609; and Coral Lakes Community Development District, 2005 Pan Am Circle, Suite 300, Tampa, Florida 33607. Application No. 20 021157.001. Application received: September 9, 2025. Predominant use type(s): Residential Lawn / Landscape. Quantity: The authorized allocated quantities have changed from those previously permitted with Annual Average Daily (AAD) quantities remaining unchanged at 17,300 gallons per day (gpd), Drought AAD decreasing from 20,400 gpd to 19,900 gpd, Peak Month quantities decreasing from 58,200 gpd to 52,500 gpd, and Maximum Crop (Frost-Freeze) Protection remaining the same at zero (0) gallons per event. Location: Section(s) 4 and 9, Township 42 South, Range 23 East, in Charlotte County. Any person whose substantial interests are affected by the District's action regarding this matter may request an administrative hearing in accordance with Sections 120.569 and 120.57, Florida Statutes (F.S.), and Chapter 28-106, Florida Administrative Code (F.A.C.), of the Uniform Rules of Procedure. A request for hearing must: (1) explain how the substantial interests of each person requesting the hearing will be affected by the District's action, or proposed action; (2) state all material facts disputed by each person requesting the hearing or state that there are no disputed facts; and (3) otherwise comply with Chapter 28-106, F.A.C. A request for hearing must be filed with and received by the Agency Clerk of the District at the District's Brooksville address, 2379 Broad Street, Brooksville, FL 34604-6899 within 14 days of publication of this notice. Failure to file a request for hearing within this time period shall constitute a waiver of any right such person may have to request a hearing under Sections 120.569 and 120.57, F.S. Because the administrative hearing process is designed to formulate final agency action, the filing of a petition means that the District's final action may be different from the position taken by it in this notice of agency action. Persons whose substantial interests will be affected by any such final decision of the District in this matter have the right to petition to become a party to the proceeding, in accordance with the requirements set forth above. Mediation pursuant to Section 120.573, F.S., to settle an administrative dispute regarding the District's action in this matter is not available prior to the filing of a request for hearing. The application is available for public inspection Monday through Friday at 7601 U.S. Highway 301 North, Tampa, Florida 33637 or through the "Application & Permit Search Tools" function on the District's website at www.watermatters.org/permits/. Interested persons may inspect a copy of the application and submit written objections and comments concerning the application within 14 days from the date of this notice. The District does not discriminate based on disability. Anyone requiring accommodation under the ADA should contact the Regulation Bureau at (813)985-7481 or 1(800)836-0797, TDD only 1(800)231-6103.

October 24, 2025 25-01108T

FIRST INSERTION

NOTICE OF RULEMAKING REGARDING THE MEMORIAL POLICY, THE SEASONAL "NO WHEELS" RESTRICTION AS A SUPPLEMENT TO THE AMENITY POLICY, AND THE FEES FOR THE UNSOLICITED PROPOSALS OF PUBLIC PRIVATE PARTNERSHIPS POLICY OF THE BABCOCK RANCH COMMUNITY INDEPENDENT SPECIAL DISTRICT

In accordance with Chapter 2007-306, *Laws of Florida*, as amended ("Act"), the Babcock Ranch Community Independent Special District ("District") hereby gives notice of its intent to adopt its proposed Memorial Policy, Seasonal "No Wheels" Restriction, as a Supplement to the Amenity Policy, and the Fees for the Unsolicited Proposals of Public Private Partnerships Policy (collectively, the "Proposed Rules"). The Proposed Rule numbers are 2026-01, 2026-02, and 2026-03. Prior notice of rule development relative to the Proposed Rules was published in the Florida Administrative Register on October 9, 2025.

A public hearing will be conducted by the Governing Board ("Board") of the District on the following date, time and place to adopt the Proposed Rule:

Time & Date: **November 20, 2025, at 4:00 p.m.**
Location: **Babcock Ranch Field House Cafeteria**
43281 Cypress Parkway
Babcock Ranch, Florida 33982

Pursuant to Section 6(60)(e) of the Act, the Proposed Rules will not require legislative ratification. The Specific grant of rulemaking authority for the adoption of the Proposed Rules includes Section 6(6)(e), Chapter 2007-306, *Laws of Florida*, as amended. The specific laws implemented in the Proposed Rules include, but are not limited to, Sections 3(3), 6(6)(j), and 6(6)(r), Chapter 2007-306, *Laws of Florida*, as amended, and Sections 120.54, 120.542, 120.5435, 120.56, 120.69, 120.81, *Florida Statutes*.

A statement of estimated regulatory costs, as defined in Section 120.541(2), *Florida Statutes*, has not been prepared relative to the Proposed Rules. Any person who wishes to provide the District with a proposal for a lower cost regulatory alternative as provided by Section 120.541(1), Florida Statutes, must do so in writing within twenty-one (21) days after publication of this notice to the District Manager's Office.

For more information regarding the public hearing, the Proposed Rule, or for a copy of the Proposed Rule and the related incorporated documents, if any, please contact the District Manager c/o Wrathell Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, cerbonec@whhassociates.com ("District Manager's Office") or by visiting the District's website at http://www.babcockranchliving.com/153/Independent-Special-District.

The full text of the Proposed Rules is available upon request from the District Manager's Office, The Memorial Policy can be summarized as a memorial program allowing commemorative plaque applications for past residents of the Babcock Ranch community involving incidents that occur on District property and roads. The Seasonal Restriction as a Supplement to the Amenity Policy can be summarized as a seasonal "no-wheels" requirement on a portion of a pathway from Founder's Square to Innovation Tower annually beginning on November 20th through January 15th. The Fees for the Unsolicited Proposals of Public Private Partnerships Policy is to set a rate for the District to evaluate unsolicited proposals received from private entities.

The proposed rates implementing such Proposed Rules are set forth below, which may be adjusted at the public hearing pursuant to discussion by the Board and public comment:

Per Memorial	No initial cost; $100 to renew, upon expiration of the initial 10-year period
Per Unsolicited Proposal	$1,000.00 fee per unsolicited proposal

This public hearing may be continued to a date, time, and place to be specified on the record at the hearing without additional notice. If anyone chooses to appeal any decision of the Board with respect to any matter considered at the public 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. At the public hearing, staff or Supervisors may participate in the public hearing by speaker telephone.

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations at this public hearing because of a disability or physical impairment should contact the District Manager's Office at least forty-eight (48) hours prior to the public hearing. If you are hearing or speech impaired, please contact the Florida Relay Service at 1-800-955-8771 or 1 800-955-8770 for aid in contacting the District Manager's Office.

Cindy Cerbone, District Manager
Babcock Ranch Community Independent Special District

October 24, 2025 25-01107T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
CASE NO.: 24-002114-CC
GARDENS OF GULF COVE PROPERTY OWNER'S ASSOCIATION, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
LINDSAY PARKER DAMPIER; et al.
Defendants.

NOTICE IS HEREBY GIVEN that pursuant to the Final Judgment for Lien Foreclosure dated October 9 , 2025, and entered in Case No. 24-002114-CC of the County Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, the Clerk of the Court, Roger D. Eaton will publicly sell to the highest and best bidder for cash at www.charlotte.realforeclose.com at 11:00 a.m., on December 8, 2025, the following described property:

LOT 6, BLOCK 4291, PORT CHARLOTTE SUBDIVISION SECTION 66, ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 6 PAGE 4, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Postal address: 13481 Darnell Avenue, Port Charlotte, FL 33981

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 of the Court reports the surplus as unclaimed.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and the seal of said Court on October 20, 2025.

ROGER D. EATON
CLERK OF COURT
By: (SEAL) D. Gerace
As Deputy Clerk

October 24, 31, 2025 25-01114T

OFFICIAL COURTHOUSE WEBSITES

MANATEE COUNTY
manateeclerk.com

SARASOTA COUNTY
sarasotaclerk.com

CHARLOTTE COUNTY
charlotteclerk.com

LEE COUNTY
leeclerk.org

COLLIER COUNTY
collierclerk.com

HILLSBOROUGH COUNTY
hillsclerk.com

PASCO COUNTY
pascoclerk.com

PINELLAS COUNTY
mypinellasclerk.gov

POLK COUNTY
polkcountyclerk.net

ORANGE COUNTY
myorangeclerk.com

CHECK OUT YOUR LEGAL NOTICES

floridapublicnotices.com

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23003416CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR ALPHAFLOW TRANSITIONAL MORTGAGE TRUST 2021-WL1,
Plaintiff, vs.
BLUE INTERNATIONAL GROUP LLC; LUCRECIA MARIA DELMONTE; LENDVENT SPV 1 LLC; LMD GROUP INVESTMENTS CORP,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated January 15, 2025, and entered in Case No. 23003416CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for AlphaFlow Transitional Mortgage Trust 2021-WL1, is Plaintiff and Blue International Group LLC; Lucrecia Maria Delmonte; Lendvent SPV 1 LLC; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 27 AND THE EAST 15 FEET OF LOT 28, GROVE CITY SHORES, AS PER PLAT THEREOF RECORDED IN PLAT BOOK 2, PAGE 95, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 1922 Mississippi Avenue, Englewood, Florida 34224

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 10/17/2025

Roger D. Eaton
As Clerk of said Court
(SEAL) By: B. Lackey
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400514
October 24, 31, 2025 25-01100T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 24001290CA
GEORGE BORRUTO,
Plaintiff vs.
SECURED TITLE REALTY SERVICES, LLC and CYNTHIA RABINOVITCH,
Defendants
_____/
CYNTHIA RABINOVITCH
Counter-Claimant/Cross-Claimant,
vs.
GEORGE BORRUTO, and TINA BORRUTO
Counter-Defendant
SECURED TITLE REALTY SERVICES, LLC
Cross-Defendant

NOTICE is hereby given that pursuant to the Final Judgment dated October 14, 2025 and entered in Charlotte County Case Number 2024001290 CA of the Twentieth Judicial Circuit of Florida, in which CYNTHIA RABINOVITCH is the Counter-Claimant/Cross-Claimant and GEORGE BORRUTO and TINA BORRUTO are Counter-Defendants and SECURED TITLE REALTY SERVICES, LLC, is a Cross-Defendant, that the following property will be sold by the Charlotte County Clerk of the Circuit Court to the highest and best bidder for cash in/on at www.charlotte.realforeclose.com, Charlotte County, Florida at 11:00AM on the 15th day of December, 2025, as set forth in said Final Judgment of Foreclosure:

Lot 12, Block 404, PUNTA GORDA ISLES, SECTION 18, a subdivision according to the plat thereof, as recorded in Plat Book 10, Pages 4A through 4Q, of the Public Records of Charlotte County, Florida

Commonly known as 7540 Coco Plum, Punta Gorda, FL 33955

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 accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated in Charlotte County, Florida, this 10/17/2025 day of October, 2025.

Clerk of the Circuit Court
Charlotte County, Florida
By: (SEAL) D. Gerace
Deputy Clerk

Christopher J. Horlacher, Esq.
DHR LAW PLLC
2639 Fruitville Rd., Ste. 203
Sarasota, FL 34237
chris@dhrlaw.com
(941) 361-1153 - Phone
(941) 827-9818 - Fax
October 24, 31, 2025 25-01101T

FIRST INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
Case No.: 25-000417-CC
HOMEOWNERS OF PORT CHARLOTTE VILLAGE, INC., a Florida not-for-profit corporation,
Plaintiff, vs.
MARIE B. FIERRO, deceased; PATRICIA A. FIERRO; SUSAN DANIELS; MICHELLE DANIELS; JEREMY FIERRO; CHRISTOPHER FIERRO; REGINA M. FIERRO a/k/a GINA PERRONE; JOHN DOE and MARY DOE, as Unknown Occupants; and the respective unknown spouses, heirs, devisees, grantees, creditors and other parties claiming by, through, under or against them, if alive, and if any of the named above-referenced defendants are dead, any heirs, devisees, grantees, assignees, lienors, creditors, trustees, or other persons or entities claiming to have any right, title or interest in and to the property which constitute the subject matter of this action,
Defendants.

NOTICE IS HEREBY GIVEN, pursuant to the Final Summary Judgment of Foreclosure entered in this cause on or about October 17, 2025, in the Circuit Court of Charlotte County, Florida, the Clerk shall offer for sale the property situated in Charlotte County, Florida, described below, at public sale to the highest bidder for cash, except as set forth hereinafter, on December 18, 2025 at 11:00 a.m. at https://www.charlotte.realforeclose.com in accordance with Chapter 45 Florida Statutes.

Unit No. 101, of PORT CHARLOTTE VILLAGE, a Cooperative, according to Exhibit "B" (Plot Plan) of the Master Form Proprietary Lease recorded in O.R. Book 1075, Pages 154 through 184, inclusive, of the Public Records of Charlotte County, Florida,

- and -

Single wide 2005 mobile home with VIN#: GAFL407A532615C31

- and -

All personal property located on or in the Unit.

ANY PERSON CLAIMING AN INTEREST IN THE SURPLUS FROM THE SALE, IF ANY, OTHER THAN THE PROPERTY OWNER AS OF THE DATE OF THE LIS PENDENS, MUST FILE A CLAIM WITHIN 60 DAYS AFTER THE SALE.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated on 10/21/2025

ROGER D. EATON
As Clerk of the Court
(SEAL) By: D. Gerace
Deputy Clerk

October 24, 31, 2025 25-01112T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25001210CP
Division Probate
IN RE: ESTATE OF STUART CRAIG TAYLOR, A.K.A. STUART C. TAYLOR, A.K.A. STUART TAYLOR
Deceased.

The administration of the estate of STUART CRAIG TAYLOR, a.k.a. STUART C. TAYLOR, a.k.a. STUART TAYLOR, deceased, whose date of death was August 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. 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 24, 2025.

Personal Representative:
JENNIE P. TAYLOR
176 Cypress Way E., Apt. B
Naples, Florida 34110

Attorney for Personal Representative:
Brandon R. Bytnar, Esq.
Attorney
Florida Bar Number: 66365
The Law Office of
Brandon R. Bytnar, P.L.
9120 Galleria Court, Suite B
Naples, Florida 34109
Telephone: (239) 592-9211
Fax: (239) 963-1479
E-Mail: brandon@bytnarlaw.com
Secondary E-Mail:
sasha@bytnarlaw.com
October 24, 31, 2025 25-01117T

FIRST INSERTION

RE-NOTICE OF SALE
PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 23003459CA
WILMINGTON SAVINGS FUND SOCIETY, FSB, AS TRUSTEE FOR THE SG ALTERNATIVE TRUST 2022-RTL2,
Plaintiff, vs.
BLUE INTERNATIONAL GROUP, LLC; LUCRECIA M. DELMONTE; LMD GROUP INVESTMENTS CORP.,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated September 10, 2024, and entered in Case No. 23003459CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein Wilmington Savings Fund Society, FSB, as Trustee for the SG Alternative Trust 2022-RTL2, is Plaintiff and Blue International Group, LLC; Lucrecia M. Delmonte; LMD Group Investments Corp., are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80+00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE SOUTH 35 DEGREES 46 MINUTES 45 SECONDS EAST, ALONG SAID R/W CHANGE, 5.00 FEET TO A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT; THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG THE SOUTHERLY R/W LINE OF SAID R/W 21.21 FEET TO THE NORTHEAST CORNER OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 354, PAGES 278 AND 279, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA; THENCE SOUTH 25 DEGREES 16 MINUTES 03 SECONDS EAST, ALONG THE CENTER OF HEDGE ROW, 230 FEET, MORE OR LESS, TO THE INTERSECTION THEREOF WITH THE MEAN HIGH WATER LINE OF CHARLOTTE HARBOR (PEACH RIVER); THENCE EASTERLY ALONG THE SHORELINE OF SAID CHARLOTTE HARBOR, 115 FEET, MORE OR LESS, TO THE WESTERLY BOUNDARY LINE OF THOSE LANDS DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659, PUBLIC RECORDS OF CHARLOTTE COUNTY , FLORIDA; THENCE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, 88 FEET, MORE OR LESS, TO AN OLD IRON PIPE, SAID PIPE BEING THE POINT OF BEGINNING OF THOSE LAND DESCRIBED IN OFFICIAL RECORDS BOOK 405, PAGE 659; THENCE CONTINUE NORTH 2 DEGREES 55 MINUTES 45 SECONDS EAST, ALONG THE WESTERLY BOUNDARY LINE OF SAID LANDS, 257.47 FEET TO THE NEW SOUTHEASTERLY R/W LINE OF HARBOR VIEW ROAD (80 FEET R/W); THENCE SOUTH 54 DEGREES 13 MINUTES 15 SECONDS WEST, ALONG SAID R/W LINE, 250.34 FEET TO THE POINT OF BEGINNING.

LESS AND EXCEPT

A PARCEL OF LAND LYING IN A PART OF GOVERNMENT LOT 3, SECTION 30, TOWNSHIP 40 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGIN AT A STATION 80 00.00. SAID POINT BEING R/W CHANGE RT., AS SHOWN ON DEPARTMENT OF TRANSPORTATION MAP SECTION NO. 01560-2601, SHEET NO. 5, OF STATE ROAD NO. S-776 (HARBOR VIEW ROAD, 80 FEET R/W) FOR A POINT OF BEGINNING ; SAID POINT ALSO BEING A DEPARTMENT OF TRANSPORTATION CONCRETE MONUMENT LYING ON THE SOUTHERLY R/W LINE OF SAID R/W; THENCE NORTH 54 DEGREES 08 MINUTES 09 SECONDS EAST ALONG THE SOUTHERLY R/W LINE OF HARBORVIEW ROAD, A DISTANCE OF 73.00 FEET. THENCE SOUTH 19 DEGREES 31 MINUTES 00 SECONDS EAST A DISTANCE OF 102.47 FEET. THENCE SOUTH 54 DEGREES 14 MINUTES 19 SECONDS EAST A DISTANCE OF 29.61 FEET. THENCE SOUTH 22 DEGREES 04 MINUTES 08 SECONDS EAST A DISTANCE OF 42.20 FEET. THENCE SOUTH 12 DEGREES 29 MINUTES 29 SECONDS EAST A DISTANCE OF 82.61 FEET. THENCE SOUTH 77 DEGREES 41 MINUTES 20 SECONDS WEST A DISTANCE OF 86.68 FEET. THENCE NORTH 22 DEGREES 32 MINUTES 37 SECONDS WEST A DISTANCE OF 209.91 FEE TO THE SOUTHERLY R/W LINE OF SAID HARBORVIEW ROAD. THENCE NORTH 56 DEGREES 16 MINUTES 58 SECONDS EAST ALONG SAID SOUTHERLY R/W LINE A DISTANCE OF 20.24 FEET. THENCE NORTH 33 DEGREES 12 MINUTES 47 SECONDS WEST A DISTANCE OF 5.08 FEET TO THE POINT OF BEGINNING.

Property Address: 24167 Harborview Road, Port Charlotte, Florida 33980

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 10/17/2025

Roger D. Eaton
As Clerk of said Court
(SEAL) By: D. Gerace
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email:
FLpleadings@mwc-law.com
File No: 23-400084
October 24, 31, 2025 25-01099T

FIRST INSERTION

FIRELIGHT EAST COMMUNITY DEVELOPMENT DISTRICT
NOTICE OF FISCAL YEAR 2026 MEETINGS

The Board of Supervisors ("Board") of the Firelight East Community Development District ("District") will hold regular meetings for Fiscal Year 2026 at 1:30 p.m., or as soon thereafter as the matter may be heard, at 4161 Tamiami Trail, Building 5 Unit 501, Port Charlotte, Florida 33952 on the following dates:

November 20, 2025
December 18, 2025
January 22, 2026
February 26, 2026
March 26, 2026
April 23, 2026
May 21, 2026
June 25, 2026
July 23, 2026
August 27, 2026
September 24, 2026

The meetings are open to the public and will be conducted in accordance with the provision of Florida Law. The meetings may be continued to a date, time, and place to be specified on the record at the meetings. A copy of the agenda for the meetings may be obtained from the office of the District Manager, Wrathell, Hunt & Associates, LLC, 2300 Glades Road, Suite 410W, Boca Raton, Florida 33431, (561) 571-0010, during normal business hours or by visiting the District's website, https://firelighteastcdd.net/.

There may be occasions when one or more Supervisors or staff will participate by telephone. Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations at the meetings because of a disability or physical impairment should contact the District Office at (561) 571-0010 at least 48 hours prior to the meetings. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) / 1-800-955-8770 (Voice), for aid in contacting the District Office.

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

District Manager
October 24, 2025 25-01110T

--- ACTIONS / SALES / ESTATE ---

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT
OF THE TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No.: 2025 CP 1199
IN RE: ESTATE OF
LEONARD FREDRICK WARREN, JR.
Deceased.

The administration of the Estate of Leonard Fredrick Warren, Jr., deceased, File Number 2025 CP 1199, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the petitioner and the petitioner's attorney are set forth below.

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

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

ALL CLAIMS NOT FILED WITHIN THE TIME PERIODS SET FORTH IN SECTION 33.702 OF THE FLORIDA PROBATE CODE 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 24, 2025.

Petitioner:
Wendy B. Laird
2 East Rose Valley Road
Wallingford, PA 19086
Attorney for Petitioner:
Nathan Dougherty, Esquire
Florida Bar No. 118632
P.O. Box 380984
Murdock, FL 33938
Tel: (941) 270-4489
Email:
contact@nathandoughertylaw.com
October 24, 31, 2025 25-01111T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR THE
TWENTIETH JUDICIAL
CIRCUIT IN AND FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25001146CP
IN RE: ESTATE OF
JOHN EDWARD BARRETT
(a/k/a JOHN E. BARRETT),
Deceased.

The administration of the Estate of JOHN EDWARD BARRETT (a/k/a JOHN E. BARRETT), deceased, whose date of death was July 25, 2025, is pending in the Charlotte County, Florida, Probate Division, the address of which is 18500 Murdock Cir, Port Charlotte, FL 33948. The names and addresses of the Personal Representative and the Personal Representative's attorney are set forth below.

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

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

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

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

The date of first publication of this notice is October 24, 2025.

/s/ Joshua J. Barrett
JOSHUA J. BARRETT,
Personal Representative
c/o Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
/s/ Joshua P. Perez
JOSHUA P. PEREZ, ESQ.
Florida Bar No. 1032209
Berlin Patten Ebling, PLLC
201 Center Road
Venice, Florida 34285
Telephone: (941) 955-9991
Fax: (941) 484-9992
Primary Email:
jperez@berlinpatten.com
Secondary Email:
ktyson@berlinpatten.com
Secondary Email:
probate@berlinpatten.com
Attorneys for Joshua J. Barrett,
Personal Representative
October 24, 31, 2025 25-01102T

FIRST INSERTION

NOTICE OF ACTION
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF FLORIDA IN AND
FOR CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 25001102CA
SERVBANK, N.A.,
Plaintiff, vs.
ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY, et al.,
Defendant.

To: ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST ROLAND G. NASREY A/K/A ROLAND NASREY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
ANY AND ALL UNKNOWN PARTIES CLAIMING BY, THROUGH, UNDER, AND AGAINST GREGG G. NASREY, WHETHER SAID UNKNOWN PARTIES MAY CLAIM AN INTEREST AS SPOUSES, HEIRS, DEVISEES, GRANTEES OR OTHER CLAIMANTS
ADDRESS: UNKNOWN
ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY
1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980
ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY, AS PERSONAL REPRESENTATIVE OF THE ESTATE OF ROLAND G. NASREY A/K/A ROLAND NASREY
1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980
UNKNOWN SPOUSE OF ELIZABETH NASREY A/K/A ELIZABETH LOPEZ-NASREY
A/K/A ELIZABETH LOPES A/K/A ELIZABETH L. NASREY
1365 BLAISDELL STREET, PORT CHARLOTTE, FL 33980
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:

LOTS 25 AND 26, BLOCK 1619, PORT CHARLOTTE SUBDIVISION SECTION 12, A SUBDIVISION, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGES 1A THROUGH 1D, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to file a copy of your written defenses, if any, to it on Morgan B. Lea, Esq, McCalla Raymer Leibert Pierce, LLP, 225 East Robinson Street, Suite 155, Orlando, FL 32801 and file the original with the Clerk of the above-styled Court on or before 11/21/25 or 30 days from the first publication, otherwise a Judgment may be entered against you for the relief demanded in the Complaint.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

WITNESS my hand and seal of said Court on the 16 day of October, 2025.

ROGER D. EATON
CLERK OF COURT OF
CHARLOTTE COUNTY
As Clerk of the Court
BY: D. Gerace (SEAL)
Deputy Clerk
MCCALLA RAYMER LEIBERT
PIERCE, LLP
225 East Robinson Street, Suite 155,
Orlando, FL 32801
Phone: (407) 674-1850
Fax: (321) 248-0420
Email: AccountsPayable@mccalla.com
25-11884FL
October 24, 31, 2025 25-01098T

FIRST INSERTION

NOTICE OF ACTION;
CONSTRUCTIVE SERVICE - PROPERTY
IN THE CIRCUIT COURT OF THE
TWENTIETH JUDICIAL CIRCUIT
OF THE STATE OF FLORIDA, IN
AND FOR CHARLOTTE COUNTY,
CIVIL DIVISION
CASE NO.:25001261CA
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
LISA FIELD; ROBERT J. FIELD; UNKNOWN SPOUSE OF LISA FIELD; UNKNOWN SPOUSE OF ROBERT J. FIELD,
Defendants.

TO: ROBERT J. FIELD; 540 PALMETTO DR NE, PORT CHARLOTTE, FL 33952
UNKNOWN SPOUSE OF ROBERT J. FIELD; 540 PALMETTO DR NE, PORT CHARLOTTE, FL 33952

YOU ARE NOTIFIED that an action to foreclose to the following property in Charlotte County, Florida:

LOT 79, BLOCK 29, PORT CHARLOTTE SUBDIVISION SECTION FOUR, AS PER PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 87A, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Also known as 540 PALMETTO DR NE, PORT CHARLOTTE, FL 33952.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Sokolof Remtulla, LLP, the plaintiff's attorney, whose address is 6801 Lake Worth Road, Suite 100E, Greenacres, FL 33467, on or before 11/26, 2025, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED on 10/21, 2025.

ROGER D. EATON
CLERK OF THE CIRCUIT COURT
By: D. Gerace (SEAL)
DEPUTY CLERK
SOKOLOF REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252
Facsimile: 561-342-4842
E-mail: pleadings@sokrem.com
Counsel for Plaintiff
October 24, 31, 2025 25-01115T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF
THE TWENTIETH JUDICIAL
CIRCUIT OF FLORIDA IN AND FOR
CHARLOTTE COUNTY
GENERAL JURISDICTION
DIVISION
CASE NO. 08-2021-CA-000832
FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE,
Plaintiff, vs.
THOMAS E JORDAN JR, et al.,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to a Summary Final Judgment of Foreclosure entered January 10, 2023 in Civil Case No. 08-2021-CA-000832 of the Circuit Court of the TWENTIETH JUDICIAL CIRCUIT in and for Charlotte County, Punta Gorda, Florida, wherein FIRST FRANKLIN MORTGAGE LOAN TRUST, MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2007-FFC, U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, SUCCESSOR IN INTEREST TO BANK OF AMERICA, N.A., AS TRUSTEE, SUCCESSOR BY MERGER TO LASALLE BANK NATIONAL ASSOCIATION, AS TRUSTEE is Plaintiff and Thomas E Jordan Jr, et al., are Defendants, the Clerk of Court, Roger D. Eaton, will sell to the highest and best bidder for cash at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on the 19th day of November, 2025 at 11:00 AM on the following described property as set forth in said Summary Final Judgment, to-wit:

Lot 23, Block 2528, Port Charlotte Subdivision Section Forty Seven, according to the plat thereof as recorded in Plat Book 5, Pages 61A through 61G, of the Public Records of Charlotte County, Florida.

Address: 332 Gaynor Ln, Port Charlotte, FL 33953

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this day of 10/21/2025.

Deputy Clerk
CLERK OF THE CIRCUIT COURT
As Clerk of the Court
(SEAL) BY: D. Gerace
21-02740FL
October 24, 31, 2025 25-01119T

FIRST INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE
20TH JUDICIAL CIRCUIT, IN
AND FOR CHARLOTTE COUNTY,
FLORIDA
CIVIL DIVISION:
CASE NO.: 25000462CA
LAKEVIEW LOAN SERVICING, LLC,
Plaintiff, vs.
JENNIFER CAPPS; WEST PORT COMMUNITY ASSOCIATION, INC.; MICHAEL A. CAPPS; UNKNOWN TENANT IN POSSESSION OF THE SUBJECT PROPERTY,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to an Order or Final Judgment entered in the above styled cause now pending in said court and as required by Florida Statute 45.031(2), ROGER D. EATON as the Clerk of the Circuit Court shall sell to the highest and best bidder for cash electronically at www.charlotte.realforeclose.com at, 11:00 AM on the 24 day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 6, HAMMOCKS AT WEST PORT PHASE 1, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 24, PAGE(S) 8A THROUGH 8J, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

PROPERTY ADDRESS: 1370 SUNSET PRESERVE WAY, PORT CHARLOTTE, FL 33953

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 THE DATE THAT THE CLERK REPORTS THE FUNDS AS UNCLAIMED. IF YOU FAIL TO FILE A CLAIM, YOU WILL NOT BE ENTITLED TO ANY REMAINING FUNDS. AFTER THE FUNDS ARE REPORTED AS UNCLAIMED, ONLY THE OWNER OF RECORD AS OF THE DATE OF THE LIS PENDENS MAY CLAIM THE SURPLUS.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10/20/2025.

ROGER D. EATON
Clerk Of The Circuit Court
(SEAL) By: D. Gerace
Deputy Clerk
Submitted by:
De Cubas & Lewis, P.A.
PO Box 5026
Fort Lauderdale, FL 33310
Telephone: (954) 453-0365
Facsimile: (954) 771-6052
Toll Free: 1-800-441-2438
DESIGNATED PRIMARY E-MAIL FOR SERVICE PURSUANT TO FLA. R. JUD. ADMIN 2.516
eservice@decubaslewis.com
25-00765
October 24, 31, 2025 25-01113T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
FILE NO: 25001122CP
IN RE: ESTATE OF
ANTHONY DOUGLAS DIPIAZZA
Deceased.

The administration of the estate of ANTHONY DOUGLAS DIPIAZZA, deceased, whose date of death was March 27, 2025; is pending in the Circuit Court for Lee County, Florida, Probate Division; File No. ; the address of which is P.O. Box 9346, Ft. Myers, FL 33902. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

All creditors of the decedent and other persons, who have claims or demands against decedent's estate, including unmatured, contingent or unliquidated claims, and who have been served a copy of this notice, must file their claims with this Court WITHIN THE LATER OF THREE (3) MONTHS AFTER THE DATE OF THE FIRST PUBLICATION OF THIS NOTICE OR THIRTY (30) DAYS AFTER THE DATE OF SERVICE OF A COPY OF THIS NOTICE ON THEM.

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

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

ALL CLAIMS NOT SO FILED 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 24, 2025.

Personal Representative:
LYNN ANN SNELLMAN
16167 Bluestem Ln
Punta Gorda, FL 33982
Attorney for Personal Representative:
Joan DeMichael Henry
LUSK, DRASITES & TOLISANO, P.A.
202 Del Prado Boulevard
Cape Coral, Florida 33990
(239) 574-7442
FLORIDA BAR #0136352
October 24, 31, 2025 25-01094T

FIRST INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-CP-001131
IN RE: ESTATE OF
RALPH PETER CHICK JR. A/K/A RALPH P. CHICK JR. A/K/A RALPH CHICK A/K/A RALPH CHICK JR. Deceased.

The administration of the estate of Ralph Peter Chick Jr. A/K/A Ralph P. Chick Jr. A/K/A Ralph Chick A/K/A Ralph Chick Jr., deceased, whose date of death was May 31, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. 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 24, 2025.

Personal Representative:
Laura Hopkins
21896 Newlin Mill Road
Middleburg, Virginia 20117
Attorney for Personal Representative:
Jenny C. Hazel
Attorney
Florida Bar Number: 0163562
MCCRORY LAW FIRM
309 Tamiami Trail
PUNTA GORDA, FL 33950
Telephone: (941) 205-1122
Fax: (941) 205-1133
E-Mail: jenny@mccrorylaw.com
Secondary E-Mail:
debbie@mccrorylaw.com
October 24, 31, 2025 25-01118T

YOUR PUBLISHED LEGAL NOTICE

We publish all Public sale, Estate & Court-related notices

- We offer an online payment portal for easy credit card payment
- Service includes us e-filing your affidavit to the Clerk's office on your behalf

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_V15

SUBSEQUENT INSERTIONS

--- ACTIONS / SALES / ---

SECOND INSERTION

CLERK'S NOTICE OF SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL ACTION
CASE NO. 24-002264-CA
SUNCOAST CREDIT UNION,
Plaintiff, v.
PETER B. COCHRAN; BERNADETTE MARIE GANNON; AND ANY UNKNOWN PERSONS IN POSSESSION,
Defendants.

NOTICE IS HEREBY given that pursuant to a Final Judgment in Foreclosure filed in the above-entitled cause in the Circuit Court of the Twentieth Judicial Circuit in and for Charlotte County, Florida, I will sell at public sale to the highest bidder for cash, in accordance with Section 45.031, Florida Statutes, using the method of electronic sale beginning at 9:00 a.m. at www.charlotte.realforeclose.com in accordance with Chapter 45, Florida Statutes on December 3, 2025, that certain parcel of real property situated in Charlotte County, Florida, described as follows:

LOT 40, BLOCK 869, PORT CHARLOTTE SUBDIVISION, SECTION 34, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 5, PAGE(S) 38A THROUGH 38H, INCLUSIVE, OF THE PUBLIC RECORDS OF CHARLOTTE 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 in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED 10/13/2025.

ROGER D. EATON,
Circuit Court of Charlotte County
(SEAL) By: D. Gerace
Deputy Clerk

October 17, 24, 2025 25-01083T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25001286CA
Freedom Mortgage Corporation
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 Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased; et al
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 Karen A. Webb a/k/a Karen Ann Webb a/k/a Karen Webb, Deceased
Last Known Address: Unknown

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 58 AND NORTH 1/2 OF LOT 59, PURDY'S ACLINE SUBDIVISION, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 3, PAGE 15 OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

has been filed against you and you are required to serve a copy of your written defenses, if any, to it on Amanda Driscole, 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 November 16, 2025, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on October 10, 2025.

Roger Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

File # 25-F02291
October 17, 24, 2025 25-01080T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 23003597CA
Nations Direct Mortgage, LLC,
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 Courtney Parry, Deceased, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23003597CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Nations Direct Mortgage, LLC is the Plaintiff and The Unknown Heirs, Devisees, Grantees, Assignees, Lienors, Creditors, Trustees, and all other parties claiming interest by, through, under or against the Estate of Courtney Parry, Deceased; Sydney N Parry; Jarrod D. Parry a/k/a Jarrod Parry; Kayden J Parry are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 1st day of December, 2025, the following described property as set forth in said Final Judgment, to wit:

LOT 21, BLOCK 73, PORT CHARLOTTE SUBDIVISION SECTION FIVE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 4, PAGE 1, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TAX ID: 402221277002

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10/13/2025.

Roger Eaton
As Clerk of the Court
(SEAL) By: D. Gerace
As Deputy Clerk

File # 23-F01539
October 17, 24, 2025 25-01088T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24000110CA
NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING,
Plaintiff, v.
AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON; UNKNOWN SPOUSE OF SHANON L. DIXON; ALL UNKNOWN PARTIES CLAIMING INTERESTS BY, THROUGH, UNDER OR AGAINST A NAMED DEFENDANT TO THIS ACTION, OR HAVING OR CLAIMING TO HAVE ANY RIGHT, TITLE OR INTEREST IN THE PROPERTY HEREIN DESCRIBED,
Defendant.

NOTICE IS HEREBY GIVEN pursuant to an Order dated August 20, 2025 entered in Civil Case No. 24000110CA in Circuit Court of the 20th Charlotte Judicial Circuit in and for Charlotte County, Florida, Civil Division, wherein NEWREZ LLC D/B/A SHELLPOINT MORTGAGE SERVICING, Plaintiff and AARON GENE DIXON; SHANON L. DIXON; UNKNOWN SPOUSE OF AARON GENE DIXON; UNKNOWN SPOUSE OF SHANON L. DIXON; are Defendant(s), Roger D. Eaton, Clerk of Court, will sell to the highest and best bidder for cash beginning at 11:00 AM at www.Charlotte.RealForeclose.com in accordance with Chapter 45, Florida Statutes on November 20, 2025 the following described property as set forth in said Final Judgment, to-wit:

LOT 11, BLOCK 4, PORT CHARLOTTE SUBDIVISION SECTION ONE, ACCORDING TO THE MAP OR PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, PAGE(S) 26A, 26B AND 26C, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3105 Sunrise Trl, Port Charlotte, FL 33952

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

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Roger D. Eaton
CLERK OF THE CIRCUIT COURT
Charlotte County, Florida
(SEAL) By: D. Gerace
DEPUTY CLERK OF COURT

Kelley Kronenberg
10360 W State Rd
Fort Lauderdale, FL 33324
Service Email:
ftlrealprop@kelleykronenberg.com
File NO.: M23598-JMV
October 17, 24, 2025 25-01084T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT OF THE STATE OF FLORIDA, IN AND FOR CHARLOTTE COUNTY, CIVIL DIVISION
CASE NO.: 25 CA 000306
FREEDOM MORTGAGE CORPORATION,
Plaintiff, vs.
BRIAN PAVLUCHUK, et al.,
Defendants.

NOTICE OF SALE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure entered on October 11, 2025 in Case No. 25 CA 000306 of the Circuit Court of the Twentieth Judicial Circuit, in and for Charlotte County, Florida, wherein FREEDOM MORTGAGE CORPORATION is Plaintiff, and BRIAN PAVLUCHUK and UNITED STATES OF AMERICA ON BEHALF OF THE ADMINISTRATOR OF THE U.S. SMALL BUSINESS ADMINISTRATION are Defendants, the Office of Roger D. Eaton, Charlotte County Clerk of the Court, will sell to the highest and best bidder for cash beginning at 11:00 a.m. on-line at www.charlotte.realforeclose.com on December 1, 2025, in accordance with Section 45.031, Florida Statutes, the following described property as set forth in said Final Judgment, to wit:

THE NORTH 1/2 OF THE NORTH 1/2 OF THE SOUTHWEST 1/4 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 13, TOWNSHIP 41 SOUTH, RANGE 23 EAST, CHARLOTTE COUNTY, FLORIDA. ALSO KNOWN AS TRACT N463 OF CHARLOTTE RANCHETTES, AN UNRECORDED SUBDIVISION. TOGETHER WITH THAT CERTAIN DOUBLEWIDE MANUFACTURED HOME, BEING MORE PARTICULARLY DESCRIBED AS A 2021, CHAM, BEARING VEHICLE IDENTIFICATION NUMBERS FL26100PHB202802A AND FL26100PHB202802B AND FLORIDA TITLE NUMBERS 143194869 AND 143195405, RESPECTIVELY. PERMANENTLY ATTACHED THERETO.

Also known as 8236 SWEDEN BLVD, PUNTA GORDA, FL 33982

together with all existing or subsequently erected or affixed buildings, improvements and fixtures.

Any person claiming an interest in the surplus funds from the sale, if any, other than the property owner as of the date of the lis pendens, must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 10/13/2025

Roger D. Eaton
Clerk of Court, Charlotte County
(SEAL) By: D. Gerace
Deputy Clerk of Court

Sokolof REMTULLA, LLP
6801 Lake Worth Road, Suite 100E
Greenacres, FL 33467
Telephone: 561-507-5252 /
Facsimile: 561-342-4842
E-mail:
pleadings@sokrem.com
Counsel for Plaintiff
October 17, 24, 2025 25-01085T

Q&A

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.

LV18237_V25

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

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
#20286
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA.
CASE No. 25000460CA
PENNYMAC LOAN SERVICES, LLC,
PLAINTIFF, VS.
GLENN M. SEYMOUR , ET AL.
DEFENDANT(S).

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment of Foreclosure dated September 26, 2025, in the above action, I will sell to the highest bidder for cash at Charlotte County, Florida, on November 5, 2025, at 11:00 AM, at WWW.CHARLOTTE.REALFORECLOSE.COM for the following described property:

Unit 5, Holiday Condominium, a Condominium according to the Declaration of Condominium recorded in Official Records Book 670, Page 1925, and all amendments thereto, and as per plat thereof recorded in Condominium Book 3, Page 20A, and all amendments thereto, of the Public Records of Charlotte County, Florida. Together with an undivided interest in the common elements or appurtenances thereto.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the lis pendens must file a claim before the clerk reports the surplus as unclaimed. The Court, in its discretion, may enlarge the time of the sale. Notice of the changed time of sale shall be published as provided herein.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Date: 10/15/2025

Clerk of the Circuit Court
By: (SEAL) D. Gerace
Deputy Clerk of the Court

Prepared by:
Tromberg, Miller, Morris & Partners, PLLC
600 West Hillsboro Boulevard
Suite 600
Deerfield Beach, FL 33441
Our Case #: 25-000553
October 17, 24, 2025 25-01092T

SECOND INSERTION

NOTICE OF SALE
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
FORECLOSURE DIVISION
CASE NO: 24000176CC
ROTONDA MEADOWS/VILLAS CONSERVATION ASSOCIATION, INC, a Florida not for profit Corporation,
Plaintiff, v.
DEBORAH LAMBERT FRIEDMAN, MICHAEL CLARK PERRY, and CHRISTOPHER BROOKE PERRY,
Defendants.

Notice is hereby given that pursuant to a Final Judgment of Foreclosure entered on 10/14/2025 in the above-styled cause, in the County Court of Charlotte County, Florida, Roger D. Eaton, Clerk of Circuit Court, will sell the property situated in Charlotte County, Florida legally described as:

Lot 12, Block 23, in Rotonda Meadows, according to the plat thereof, recorded in Plat Book 10, Pages 15A-15Z-18 of the Public Records of Charlotte County, Florida.

Commonly known as: 8 Laurel Ct., Placida, FL 33946.

In an online sale at www.charlotte.realforeclose.com, in accordance with Chapter 45, Florida Statutes, beginning on December 12, 2025, at 11: 00A.M.

Any person claiming an interest in the surplus from the sale, if any, other than the property owner as of the date of the Lis Pendens must file a claim in accordance with Florida Statutes, Section 45.031.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this day of 10/15/2025.

(SEAL) By: D. Gerace
Roger D. Eaton,
Clerk of Court

October 17, 24, 2025 25-01093T

FOURTH INSERTION

NOTICE OF ACTION
IN THE COUNTY COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION
Case No.: 25000850CA
PUNTA GORDA 2020 L.L.C., a Michigan limited liability company,
Plaintiff, v.
MARY WILEY BIDWELL a/k/a MARY W. BIDWELL, individually and as trustee and beneficiary of the MARY WILEY BIDWELL TRUST; BIDWELL PROPERTIES, a Florida corporation; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; and FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH; and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devises, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any to the above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described,
Defendants.

TO: MARY WILEY BIDWELL a/k/a MARY W. BIDWELL; BIDWELL PROPERTIES; FRANK F. FORTH, individually and as Trustee for MARY WILEY BIDWELL; FANNIE MAY BIDWELL a/k/a FANNIE MAY FORTH; and if dead, their unknown spouses, heirs, devisees, grantees, creditors and all other parties claiming by, through, under or against said Defendants and all unknown natural persons, if alive, and if dead or not known to be dead or alive, their respective unknown spouses, heirs, devises, grantees, and creditors or other parties claiming by, through or under such unknown natural persons; and all claimants, persons or parties, natural or corporate, or whose exact legal status is unknown, claiming under any to the above-named or described defendants or parties claiming to have any right, title or interest in the property hereafter described.

YOU ARE NOTIFIED that an action to quiet title to the following real property located in Charlotte County, Florida:

LEGAL DESCRIPTION
Lot 18, Block 15, VISTA DEL CIUDAD, a subdivision, according to the map or plat thereof as recorded in Plat Book 1, Page 48 1/2, Public Records, Charlotte, Florida, located in Section Seventeen (17), Township Forty-One South (Twnp41S), Range Twenty-Three East (R23E) lying and being in Charlotte County, Florida.
PARCEL ID
412317405003
ADDRESS
No street address assigned

has been filed against you, and you are required to serve your written defenses, if any, on Plaintiff's attorney, Roger H. Miller III, Esq., Farr Law Firm P.A., whose address is 99 Nesbit Street, Punta Gorda, Florida 33950, on or before 11-5-2025, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

DATED this 9-30-25.

ROGER D. EATON
as Clerk of the Circuit Court
(SEAL) BY: B. Lackey
as Deputy Clerk

Oct. 3, 10, 17, 24, 2025 25-01028T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR CHARLOTTE COUNTY, FLORIDA
PROBATE DIVISION
File No. 25000977CP
Division Probate
IN RE: ESTATE OF PEGGY K. KALAF
Deceased.

The administration of the estate of Peggy K. Kalaf, deceased, whose date of death was January 7, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. 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 the 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 STATUES 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.

/s/Nathan Kahlil Kalaf
Nathan Kahlil Kalaf
Personal Representative
3625 South 1st Street, Apartment 220
Austin, TX 78704

/s/Mark Martella
Mark Martella
Attorney for Personal Representative
Email Addresses:
mark@martellalaw.com
Tara@martellalaw.com
Florida Bar No. 0024021
Martella Law Firm, PLLC
18245 Paulson Drive, Suite 131
Port Charlotte, FL 33954
Telephone: (941) 867-6865
Fax: (941) 867-8949
October 17, 24, 2025 25-01090T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 24001350CA
TRUIST BANK, as successor by merger to SUNTRUST BANK,
Plaintiff, vs.
SHARON R. MAURER, UNKNOWN SPOUSE OF SHARON R. MAURER, UNKNOWN TENANT #1, UNKNOWN TENANT #2, and all unknown parties claiming an interest by, through, under or against any Defendant, or claiming any right, title, and interest in the subject property,
Defendants.

NOTICE is hereby given pursuant to the Final Judgment of Foreclosure, entered July 9, 2025, and pursuant to that Agreed Order Granting Motion to Intervene and Rescheduling Foreclosure Sale, entered September 12, 2025, and entered in Case Number: 24001350CA of the Circuit Court in and for Charlotte County, Florida, wherein TRUIST BANK, as successor by merger to SUNTRUST BANK, is the Plaintiff, and SHARON R. MAURER, UNKNOWN TENANT #1 N/K/A MICHELINE MAURER, are the Defendants, the Charlotte County Clerk of the Court, Roger D. Eaton, will sell to the highest and best bidder for cash, by electronic sale on- line at www.charlotte.realforeclose.com, beginning at 11:00 o'clock A.M. on the 3rd day of December, 2025 the following described property as set forth in said Final Judgment of Foreclosure, to-wit:

Property Address: 22366 Queens Ave, Port Charlotte, FL 33952
Property Description:
Lot 6, Block 497, Port Charlotte Subdivision, Section Nine, according to the map or plat thereof as recorded in Plat Book 4, Page 19A, Public Records of Charlotte County, Florida.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10/10/2025

Roger D. Eaton
As Clerk of the Court
By: (SEAL) D. Gerace
As Deputy Clerk

Prepared by:
Arthur Barksdale, Esq.
Di Masi II Burton, P.A.
801 N. Orange Avenue, Suite 500
Orlando, FL 32801
jdlaw@orlando-law.com
October 17, 24, 2025 25-01079T

SECOND INSERTION

NOTICE OF SALE PURSUANT TO CHAPTER 45
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
CASE NO.: 25000470CA
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR STRUCTURED ASSET SECURITIES CORPORATION MORTGAGE PASS-THROUGH CERTIFICATES, SERIES 2005-SC1,
Plaintiff, vs.
CINDY A. PARKER A/K/A CYNTHIA PARKER; UNKNOWN SPOUSE OF CINDY A. PARKER A/K/A CYNTHIA PARKER; CHARLOTTE COUNTY, FLORIDA; SUNNOVA TE MANAGEMENT LLC; FREEDOM FOREVER FLORIDA, LLC; ADVANTAGE EXPERTS SERVICES, LLC,
Defendant(s).

NOTICE OF SALE IS HEREBY GIVEN pursuant to the order of Summary Final Judgment of Foreclosure dated October 10, 2025, and entered in Case No. 25000470CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. Bank National Association, as Trustee for Structured Asset Securities Corporation Mortgage Pass-Through Certificates, Series 2005-SC1, is Plaintiff and Cindy A. Parker a/k/a Cynthia Parker; Unknown Spouse of Cindy A. Parker a/k/a Cynthia Parker; Charlotte County, Florida; Sunnova TE Management LLC; Freedom Forever Florida, LLC; Advantage Experts Services, LLC, are Defendants, the Office of the Clerk, Charlotte County Clerk of the Court will sell via online auction at www.charlotte.realforeclose.com at 11:00 a.m. on the 12th day of November, 2025, the following described property as set forth in said Final Judgment, to wit:

LOTS 30 AND 31 IN BLOCK 27 OF HARBOR HEIGHTS SUBDIVISION, SECTION 8, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 3, ON PAGES 84A AND 84B, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 3086 Tarrywood Terrace, Punta Gorda, Florida 33983

and all fixtures and personal property located therein or thereon, which are included as security in Plaintiff's mortgage.

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated: 10/13/2025

Roger D. Eaton
As Clerk of said Court
(SEAL) By: D. Gerace
As Deputy Clerk

McCabe, Weisberg & Conway, LLC
3222 Commerce Place, Suite A
West Palm Beach, Florida, 33407
Telephone: (561) 713-1400
Email: FLpleadings@mwc-law.com
File No: 22-400273
October 17, 24, 2025 25-01087T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 23001625CA
Freedom Mortgage Corporation,
Plaintiff, vs.
Kelly Lyn Lapidus a/k/a Kelly L. Lapidus, individually and as Trustee of the CK Lapidus Family Trust, et al.,
Defendants.

NOTICE IS HEREBY GIVEN pursuant to the Final Judgment and/or Order Rescheduling Foreclosure Sale, entered in Case No. 23001625CA of the Circuit Court of the TWENTIETH Judicial Circuit, in and for Charlotte County, Florida, wherein Freedom Mortgage Corporation is the Plaintiff and Kelly Lyn Lapidus a/k/a Kelly L. Lapidus, individually and as Trustee of the CK Lapidus Family Trust; Unknown Trustee of the CK Lapidus Family Trust; Unknown Beneficiaries of the CK Lapidus Family Trust ; Christopher Lapidus a/k/a Christopher Henry Lapidus ; United States of America on behalf of the Secretary of Housing and Urban Development are the Defendants, that I will sell to the highest and best bidder for cash at, www.charlotte.realforeclose.com, beginning at 11:00 AM on the 30th day of January, 2026, the following described property as set forth in said Final Judgment, to wit:

LOT 9, BLOCK 618, PORT CHARLOTTE SUBDIVISION, SECTION 41, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 5, PAGES 51A THROUGH 51K, OF THE PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

TAX ID: 402113383004

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10/10/2025.

Roger Eaton
As Clerk of the Court
(SEAL) By: D. Gerace
As Deputy Clerk

File # 23-F00621
October 17, 24, 2025 25-01074T

SECOND INSERTION

NOTICE OF ACTION - CONSTRUCTIVE SERVICE
IN THE CIRCUIT COURT OF THE TWENTIETH JUDICIAL CIRCUIT IN AND FOR CHARLOTTE COUNTY, FLORIDA
GENERAL JURISDICTION DIVISION
Case No. 25001025CA
Fifth Third Bank, National Association
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 John R. Skutt a/k/a John Robert Skutt, Deceased; Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased; et al
Defendants.

TO: Stacie A. Kyle as Trustee of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased, Kayla Kyle, Johnny Kyle a/k/a John W. Kyle VI,
Last Known Address: 9357 Glenforest Dr., Naples, FL 34120
TO: Nancy A. Skutt, to serve as Personal Representative of the Estate John R. Skutt a/k/a John Robert Skutt, Deceased and Nancy A. Skutt
Last Known Address: 26265 Feathersound Drive, Punta Gorda, FL 33955

YOU ARE HEREBY NOTIFIED that an action to foreclose a mortgage on the following property in Charlotte County, Florida:

LOT 48 AND THE EAST 1/2 OF LOT 49, BLOCK "H", SEMINOLE LAKES PHASE IV, ACCORDING TO THE PLAT THEREOF, AS RECORDED IN PLAT BOOK 18, PAGE 2A, OF THE PUBLIC RECORDS OF CHARLOTTE 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 November 12, 2025, 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.

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than (7) days; if you are hearing or voice impaired, call 711.

DATED on October 8, 2025.

Roger Eaton
As Clerk of the Court
(SEAL) By D. Gerace
As Deputy Clerk

File # 25-F01101
October 17, 24, 2025 25-01075T

SECOND INSERTION

NOTICE OF FORECLOSURE SALE
IN THE CIRCUIT COURT OF THE 20TH JUDICIAL CIRCUIT, IN AND FOR CHARLOTTE COUNTY, FLORIDA
CIVIL DIVISION:
CASE NO.: 17000629CA
U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING MORTGAGE LOAN ASSETBACKED CERTIFICATES, SERIES 2004-2,
Plaintiff, vs.
WILLIAM POPKO A/K/A WILLIAM ANDREW POPKO JR; MARLI APARECIDA SILVA; FLORIDA HOUSING FINANCE CORPORATION; UNKNOWN TENANT #1; UNKNOWN TENANT #2,
Defendant(s).

NOTICE IS HEREBY GIVEN pursuant to an Order Granting Plaintiff's Motion to Reschedule the Foreclosure Sale Date entered in Civil Case No. 17000629CA of the Circuit Court of the 20TH Judicial Circuit in and for Charlotte County, Florida, wherein U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE, IN TRUST FOR REGISTERED HOLDERS OF CHASE FUNDING MORTGAGE LOAN ASSET-BACKED CERTIFICATES, SERIES 2004-2 is Plaintiff and WILLIAM POPKO and MARLI APARECIDA SILVA, et al, are Defendants. The Clerk, ROGER D. EATON, shall sell to the highest and best bidder for cash at CHARLOTTE County's On-Line Public Auction website: www.charlotte.realforeclose.com, at 11:00 AM on December 12, 2025, in accordance with Chapter 45, Florida Statutes, the following described property located in CHARLOTTE County, Florida, as set forth in said Final Judgment of Mortgage Foreclosure and Reformation of Mortgage, to-wit:

LOTS 17 AND 18, BLOCK 2172, PORT CHARLOTTE SUBDIVISION, SECTION 37, ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 5, PAGE(S) 41A THROUGH 41H, INCLUSIVE, PUBLIC RECORDS OF CHARLOTTE COUNTY, FLORIDA.

Property Address: 4339 Sansedro St Port Charlotte, FL 33948

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

If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled, at no cost to you, to the provision of certain assistance. Please contact Jon Embury, Administrative Services Manager, whose office is located at 350 E. Marion Avenue, Punta Gorda, Florida 33950, and whose telephone number is (941) 637-2110, at least 7 days before your scheduled court appearance, or immediately upon receiving this notification if the time before the scheduled appearance is less than 7 days; if you are hearing or voice impaired, call 711.

Dated this 10/13/2025.

ROGER D. EATON
Clerk of the Circuit Court
(SEAL) By: D. Gerace
Deputy Clerk

This document was prepared by:
FRENKEL LAMBERT WEISS WEISMAN & GORDON, LLP
Attorney for Plaintiff
One East Broward Boulevard,
Suite 1111
Fort Lauderdale, FL 33301
Telephone: (954) 522-3233 |
Fax (954) 200 7770
04-076903-F00
October 17, 24, 2025 25-01086T

--- ESTATE ---

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
Charlotte COUNTY, FLORIDA
PROBATE DIVISION
File No. 25-998-CP
IN RE: ESTATE OF
Howard Paul Johnson
Deceased.

The administration of the estate of Howard Paul Johnson, deceased, whose date of death was July 24th, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Rose M. Keeler
4536 Barker Hill Road
Jamesville, NY 13078
THEODORE R. M. MILLER, ESQ.
MILLER TROIANO, P.A.
Attorneys for Personal Representative
2323 S. FLORIDA AVENUE
LAKELAND, FL 33803
Telephone: 863-688-7038
Florida Bar No. 1010557
Email Addresses:
tmiller@millerlawfl.com
tcook@millerlawfl.com
October 17, 24, 2025 25-01091T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
FILE NO.25001112CP
IN RE: ESTATE OF
PHILIP E BIRDSONG
Deceased.

The administration of the estate of PHILIP E BIRDSONG, deceased, File Number: 25001112CP whose date of death was June 17, 2025, is pending in the Circuit Court for CHARLOTTE County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. 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:
ROBERT BIRDSONG
2730 NE 58th Street
Fort Lauderdale, Florida 33308
Attorney for Personal Representative:
MICHAEL D. WILD
Florida Bar Number: 28643
10360 West State Road 84
Fort Lauderdale, FL 33324
Telephone: (954) 944-2855
Fax: (954) 653-2917
E-Mail: mwild@wfplaw.com
Secondary E-Mail:
msegall@wfplaw.com
October 17, 24, 2025 25-01073T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1148-CP
IN RE: ESTATE OF
CHANDLER S. RICHARDSON, II
a/k/a CHANDLER SHAPLEIGH
RICHARDSON, II
Deceased.

The administration of the estate of CHANDLER S. RICHARDSON, II a/k/a CHANDLER SHAPLEIGH RICHARDSON, II, deceased, whose date of death was September 14, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

Personal Representative:
Chelsea Lynn Richardson
10251 Starlight Bay
Lincoln, Nebraska 68527
Attorney for Personal Representative:
Jeffrey R. Kuhns,
Florida Bar No. 96026
KUHNS LAW FIRM, PLLC
425 Cross Street, Ste. #312
Punta Gorda, Florida 33950
Telephone: (941) 205-8000
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
Alt. E-Mail:
kimberly@kuhnslawfirm.com
October 17, 24, 2025 25-01081T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-000676-CP
Division Probate
IN RE: ESTATE OF
KATHY GURLEY
a/k/a KATHY DUTTINE GURLEY
Deceased.

The administration of the estate of Kathy Gurley a/k/a Kathy Duttine Gurley, deceased, whose date of death was October 8, 2023, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Gregory Herman-Giddens, Esq.
1415 Panther Drive, Suite 534
Naples, Florida 34109
Attorney for Personal Representative:
GREGORY HERMAN-GIDDENS, ESQ.
Attorney for Personal Representative
Florida Bar Number: 957968
TrustCounsel
1415 Panther Drive, Suite 534
Naples, Florida 34109
Telephone: (239) 933-2097
E-Mail:
ghgiddens@trustcounselpa.com
October 17, 24, 2025 25-01082T

SECOND INSERTION

NOTICE TO CREDITORS
(**Summary Administration**)
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1085-CP
Division Probate
IN RE: ESTATE OF
BONNIE LEE NOAH
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 BONNIE LEE NOAH, deceased, File Number 25-1085-CP, by the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, Florida 33950 ; that the decedent's date of death was June 4, 2025; that the total value of the estate is +/-$30,000 and that the names and addresses of those to whom it has been assigned by such order are

Joseph Cole Jankowski
326 S Market St.
Seneca, IL 61360
Daniel Jankowski
1805 Dairy Ln.
Ottawa, IL 61350
Mia Stone
2009 Tewksbury Rd.
Columbus, OH 43221
Amy Jankowski
720 West McKinley Rd.
Ottawa, IL 61350

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.

Petitioner:
Joseph Cole Jankowski
326 S Market St. Seneca, IL 61360
Attorney for Petitioner:
Jeffrey R. Kuhns,
Florida Bar No. 96026
Kuhns Law Firm, PLLC
425 Cross Street, Ste. #312
Punta Gorda, FL 33950
Telephone: (941) 205-8000/
Fax: (941) 205-8001
E-Mail: jeff@kuhnslawfirm.com
October 17, 24, 2025 25-01089T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1067CP
Division Probate
IN RE: ESTATE OF
JAMES C. MILLER,
Deceased.

The administration of the estate of JAMES C. MILLER, deceased, whose date of death was August 20, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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.

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

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

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

Personal Representative:
Jean M. Miller
2809 21st Street
Kenosha, WI 53140
Attorney for Personal Representative:
Pamela D. Keller, Esquire
Attorney for Personal Representative
Florida Bar Number: 082627
Keller Law Office, P.A.
201 W. Marion Avenue, Suite 1209
Punta Gorda, Florida 33950
Telephone: (941) 505-2555
Fax: (941) 505-2355
E-Mail: Administrator@kellerlaw.biz
October 17, 24, 2025 25-01077T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 25-1160 CP
Division Probate
IN RE: ESTATE OF
ANTHONY W. SCIARRATTA,
Deceased.

The administration of the estate of Anthony W. Sciarratta, deceased, whose date of death was July 18, 2025, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 W. Marion Avenue, Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Michael Sciarratte
2240 Coventry Road
Lancaster, PA 17601
Attorney for Personal Representative:
Brett H. Sifrit, Esq.
Attorney for Personal Representative
Florida Bar Number: 105564
Farr Law Firm P.A.
99 Nesbit Street
Punta Gorda, FL 33950
Telephone: (941) 639-1158
Fax: (941) 639-0028
E-Mail: bsifrit@farr.com
Secondary E-Mail:
jrose@farr.com;
Probate@farr.com
October 17, 24, 2025 25-01072T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA PROBATE DIVISION
File No. 2025-253-CP
Division PROBATE
IN RE: ESTATE OF
RITA M. GROWNEY A/K/A
RITA A. GROWNEY Deceased.

The administration of the estate of RITA M. GROWNEY A/K/A RITA A. GROWNEY, deceased, whose date of death was November 16, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 E. Marion Ave., Punta Gorda, FL 33950. The names and addresses of the personal representative and the personal representative's attorney are set forth below.

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

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

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

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

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

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

Personal Representative:
Robin Vazquez
6230 Scott Street, Suite 211
Punta Gorda, Florida 33950
Schwarz & Harris, P.A.
Attorneys for Personal Representative:
Ellie K. Harris
Florida Bar Number: 0021671
Elise V. Bouchard
Florida Bar Number: 0109033
17841 Murdock Circle
Port Charlotte, Florida 33948
Telephone: (941) 625-4158
Fax: (941) 625-5460
E-Mail: elise@schwarzlaw.com
Secondary: e-service@schwarzlaw.net
October 17, 24, 2025 25-01076T

SECOND INSERTION

NOTICE TO CREDITORS
IN THE CIRCUIT COURT FOR
CHARLOTTE COUNTY,
FLORIDA
PROBATE DIVISION
File No. 2025-CP-000219
IN RE: ESTATE OF
JOAN M HALL
Deceased.

The administration of the estate of Joan M Hall, deceased, whose date of death was October 9, 2024, is pending in the Circuit Court for Charlotte County, Florida, Probate Division, the address of which is 350 East Marion Avenue, Punta Gorda, FL 33950. 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:
Barry Procope
260 Hungary rd.
North Port, Florida 34288
Attorney for Personal Representative:
/s/ Shawn R.H. Smith
Shawn R.H. Smith
Attorney
Florida Bar Number: 489492
RTRLaw
189 S. Orange Ave. Suite 840
Orlando, FL 32801
Telephone: (407) 343-5152
Fax: (954) 370-1992
E-Mail: ssmith@rtrlaw.com
October 17, 24, 2025 25-01078T

Q Are internet-only legal notices sufficient?

A No. While the internet is clearly a useful resource, websites should not be used as the sole source of a legal notice. Websites, whether controlled by a government body or a private firm, are not independent, archived, readily available or independently verified.

Newspaper legal notices fulfills all of those standards.

Q&A

VIEW NOTICES ONLINE AT Legals.BusinessObserverFL.com
To publish your legal notice email: legal@businessobserverfl.com

LV8237_V35